STATUS OF INDUSTRIAL LAND

IN THE CITY OF EDMONTON

1985

STATUS OF INDUSTRIAL LAND IN THE CITY OF EDMONTON DECEMBER 31, 1985

CITY OF EDMONTON
PLANNING AND BUILDING DEPARTMENT

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1. INTRODUCTION

The "Status of Industrial Land in the City of Edmonton" report has been issued annually since 1970. It presents an inventory of vacant industrial land and records the annual industrial land development and servicing activity. The report covers only land which is districted for industrial use. Land which is in an approved industrial area structure plan, but which is not districted for industrial use according to the Land Use Bylaw, is not included in the report. The report also includes an inventory of industrial land in the area annexed to Edmonton on January 1, 1982. Data measuring aspects of consumption and supply of vacant industrial land are reported at three levels of aggregation: the total city, the area inside the pre-annexation boundary and the annexed area, and the industrial plan areas (see Map 1). Much of the information is provided for the years 1983 to 1985. Information on the amount, servicing status and land use districting of vacant industrial land in each industrial subdivision is available by calling the Planning and Building Department at 428-3571.

This report of December 31, 1985, presents data on the following:

a) Industrial building activity. Section 4 shows the amount of industrial land on which building permits were issued by land use district. The yearly dollar value of industrial building permits is also discussed in Section 4.

b) Industrial land servicing. Section 5 shows the amount of industrial land serviced at the city-wide level.

c) Section 5 shows the city-wide inventory of vacant industrial land. The inventory classifies industrial land as follows:

   i) year-end supply of fully serviced vacant industrial land by land use district;

   ii) year-end supply of IB, IM and IH districted land. This includes both serviced and unserviced land;

   iii) year-end supply of industrial reserve (AGI) land;

   iv) year-end supply of vacant industrial land in the annexed area.

   Industrial redistricting and subdivision activity is also shown in Section 5.

d) The year-end inventory of City-owned industrial land is presented in Section 6.

No conclusions should be drawn from the statistics presented with respect to vacant serviced land available for second or third party development. Of the 1,155 hectares* of vacant fully serviced and rural serviced industrial land, 577 hectares were available for purchase or lease.[1] For specific information on land availability, the Manager of Industrial Development in the Edmonton Economic Development Authority should be contacted at 424-7870.

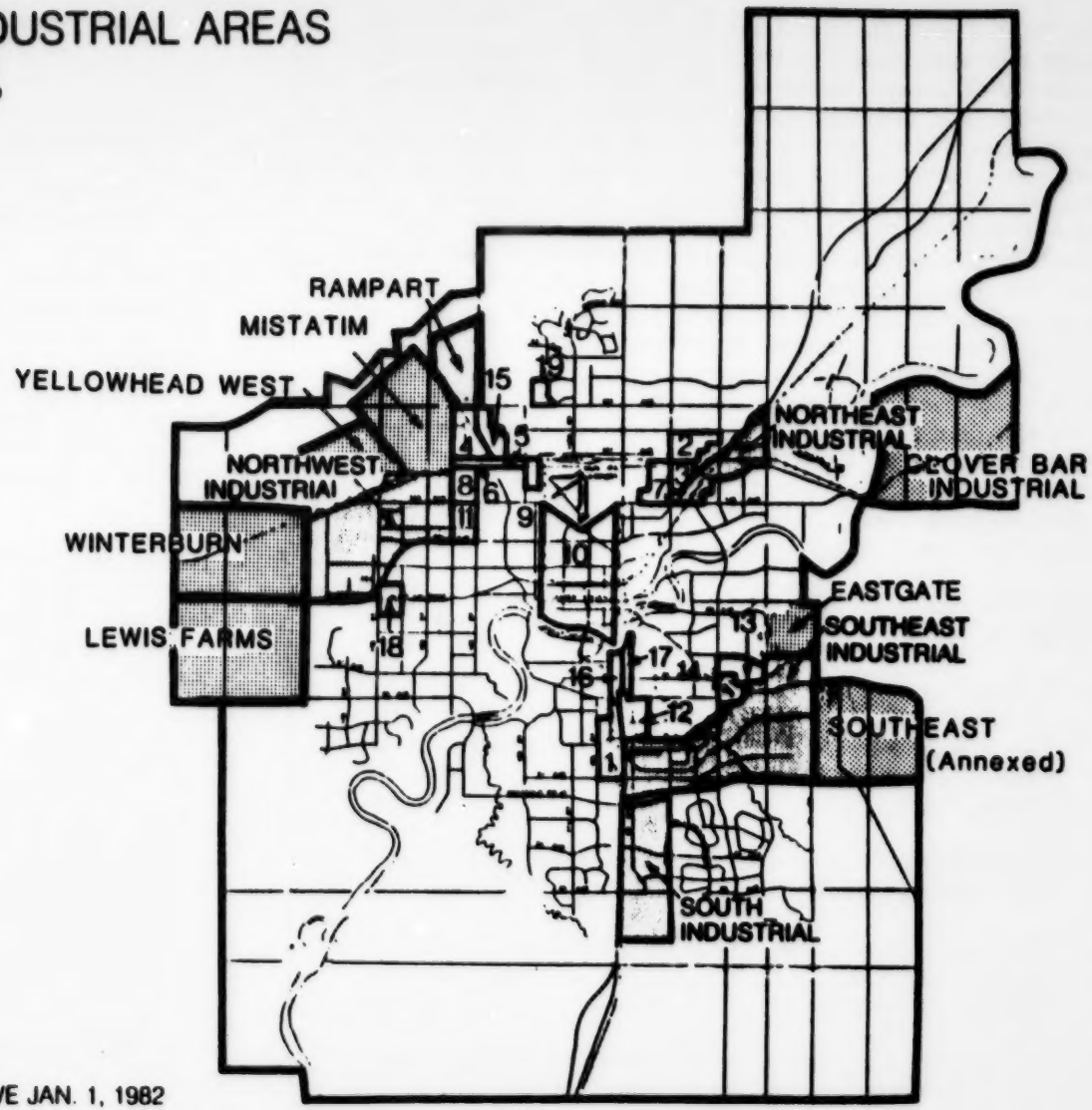
The report includes maps for each subdivision in the three main industrial plan areas (the south, southeast and northwest areas). The maps indicate vacant parcels, servicing status and land use districts. Industrial land in the annexed area is mapped at a more general level.

* 1 hectare = 2.471 acres

[1]Source: Edmonton Economic Development Authority, 1985

MAP 1.1

GUIDE TO LOCATION OF INDUSTRIAL AREAS IN THE CITY OF EDMONTON, DECEMBER 31, 1985



MISCELLANEOUS SUBDIVISIONS

1. ALLENDALE
2. BALWIN
3. BELMONT PARK
4. BONAVENTURE
5. BRONX
6. BROWN ESTATE
7. DELTON
8. DOMINION
9. HAGMAN ESTATE
10. HUDSON BAY RESERVE
11. HUFF BREMNER
12. IRVINE ESTATE
13. KENILWORTH
14. KING EDWARD ADDITION
15. NORTHERN ALBERTA RAILWAYS YARDS
16. RIVER LOT#13
17. RIVER LOT#15
18. WESTLAWN
19. BARANOW

CITY OF EDMONTON BOUNDARY EFFECTIVE JAN. 1, 1982

2. SUMMARY

2-1 Industrial Development (Building Permits)

In 1985, building permits were issued on 22 hectares of vacant industrial land. This is a decrease of 14 hectares (39%) from 1984. The value of industrial building permits in 1985 was $16.37 million. This is a decrease of $9.37 million (36%) over 1984.

2-2 Land Servicing

During 1985, 5 hectares of industrial land were serviced. The land serviced was IB districted land in Northwest Industrial.

2-3 Industrial Land Supply

There are 4,564 hectares of vacant land districted for industrial use in Edmonton. Of this supply, 970 hectares are fully serviced, 158 hectares are serviced to rural standards (defined in Chapter 3) and 3,436 hectares (most of which are in the annexed area), are unserviced. 66% of the serviced supply is evenly distributed between IB and IM land use districts, 19% is divided between IH and AGI districted land and 15% is distributed among various land use districts in the annexed area.

FIGURE 2-1 INDUSTRIAL DEVELOPMENT, SERVICED LAND SUPPLY AND SERVICING ACTIVITY IN THE CITY OF EDMONTON, 1978 – 1985

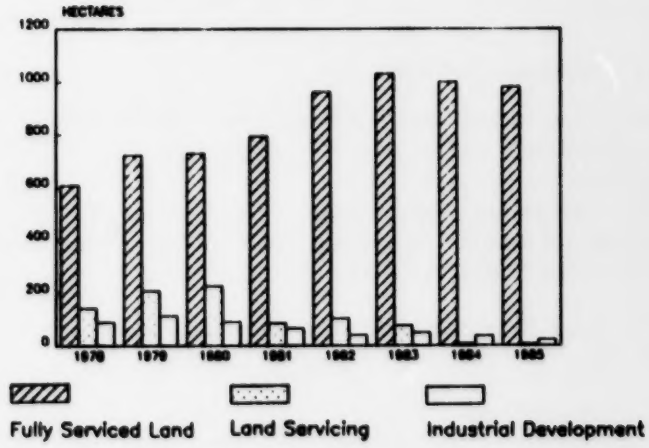


TABLE 2-1 ANNUAL INDUSTRIAL DEVELOPMENT, SERVICED LAND SUPPLY AND SERVICING ACTIVITY

HECTARES

	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983[1]	1984	1985
Land Development Approved by Building Permits	47.7	66.0	87.0	72.4	53.9	88.6	112.8	88.9	112.8	90.5	65.8	40.0	49.3	36.0	22.4
Vacant Fully Serviced Industrial Land[1]	N/A	N/A	N/A	N/A	N/A	497	606	606	721	729	793	960	1028	997	970
Services Extended During Year	12	25	87	69	183	136	234	142	208	237	85	183	76	6	5

3. DATA, SOURCES AND DEFINITIONS

Data used to prepare this report are obtained from City Departments. The following list will assist in identification of data sources and in interpretation and definition of terms.

3.1 Data and Data Sources

The Planning and Building Department is the source of data on industrial servicing, land use districts and building permits.

The Assessment Department is the source of data on the amount of vacant industrial land in the major industrial areas - the South, Southeast and Northwest Plan Areas.

The Real Estate and Supply Services Department is the source of statistics on City-owned industrial land.

3.2 Definitions

"Annexed Area" refers to the area annexed to the City of Edmonton on January 1, 1982 (See Map 1). The annexed area is a separate category in the report. Much of the industrial land in this area is comprised of large parcels of unserviced land and is not yet zoned according to City of Edmonton land use districts.

"Industrial Plan Area" refers to legally designated District Outline Plan Areas in the City of Edmonton.

"Land Use District":

> A section of the city designated in the Land Use Bylaw text (and delineated on the Land Use Map) in which requirements for the use of land and building and development standards are prescribed.

"IB" Industrial Business District:

> A district permitting the development of light industrial uses as well as low intensity business and office parks such that no nuisance factor is evident and the development is compatible with any adjacent non-industrial district.

"IM" Medium Industrial District:

> A district permitting manufacturing, processing, assembly, distribution and repair uses, which carry out a portion of their operations outdoors or require storage areas outdoors.

"IH" Heavy Industrial District:

> A district permitting major impact industrial uses which may have detrimental effects on adjacent uses due to noise, odour, or fire hazards.

"AGI" Industrial Reserve District:

> A district establishing reserve land for future industrial development in which farms are the only permitted use. Other uses which do not involve extensive development are discretionary.

Industrial Land Use Districts in the Annexed Area

Industrial land in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. The land use districts in effect at the time of annexation are still operative. This involves the land use bylaws of the Counties of Parkland and Strathcona, and the M.D. of Sturgeon. The industrial land use districts in the annexed area are briefly described below.

<u>Former County of Parkland Lands</u>

"IC" Industrial/Commercial district:

> The primary purpose of the industrial/commercial district is to provide for the development of industrial and commercial enterprises which generally are compatible with one another.
>
> The range of permitted and discretionary uses in this district is extremely wide and is comparable to that permitted under the IB, IM, IH and CB2 districts of the City of Edmonton Land Use Bylaw.

"ICR-DC" Industrial/Commercial Reserve - Direct Control District

This district is essentially a holding district. The specific discretionary uses are listed in the "Winterburn-South Direct Control Regulations."

"IC-DC" Industrial/Commercial - Direct Control District

Permitted uses:

In general, the area will cater to the light manufacturing, warehousing and construction industries. Other land uses being encouraged to locate in the area are commercial office space and retail commercial services such as banks, fast food outlets, service stations, etc.

Former M.D. of Sturgeon Lands

"GI" General Industrial

Permitted uses include:

Warehousing, bulk oil sales, repair and service shops, manufacturing, assembly and processing, agricultural processing, cleaning and packing and any use which, in the opinion of the Development Officer, is of a similar nature and will not be incompatible with adjacent land uses.

Further discretionary uses include commercial and recreational uses at the discretion of the Development Officer.

Former County of Strathcona Lands

"RI" Restricted Industrial

The specific permitted and discretionary uses are listed in the County of Strathcona Land Use Bylaw. The closest equivalent City of Edmonton land use district is the 1B, industrial business district.

"GI" General Industrial

The mixture of permitted and discretionary uses in this district are closest to the City of Edmonton IM, medium industrial district.

"HI" Heavy Industrial

The uses in this district are discretionary. The specific uses are listed in the County of Strathcona Land Use Bylaw. The uses allowed in this district are generally comparable to those allowed by the City of Edmonton IH land use district.

"Vacant Land" is defined as land not occupied by buildings of any type and which is districted IB, IM, IH or AGI under the Edmonton Land Use Bylaw. This includes land used for storage.

"Industrial development" refers to building permits issued on vacant lots.

"Fully Serviced Industrial Land" refers to the area of vacant parcels of industrial land which have full servicing i.e., complete underground services and, at minimum, gravelled access roads.

"Fully Serviced (City Standards)" refers to recently annexed industrial land with full servicing.

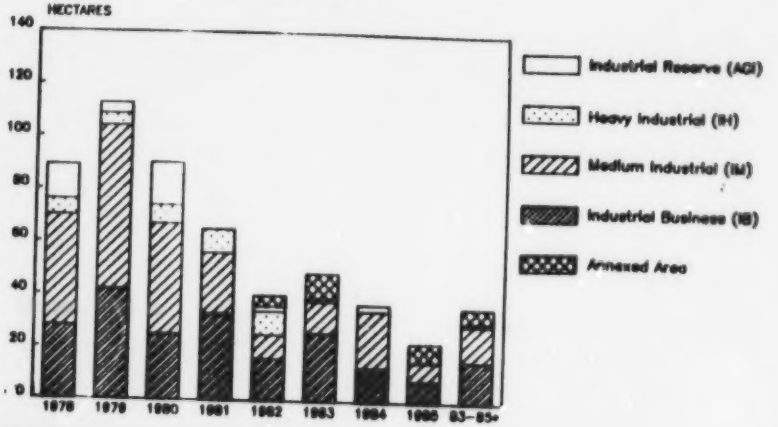
"Serviced (Rural Standards)" refers to the servicing in place in many of the industrial parks in the annexed area. This servicing consists of gravelled or oiled roads, open ditches and overhead power and telephone lines. There are no underground water or sewer lines.

4. INDUSTRIAL DEVELOPMENT

4-1 Industrial Development

In 1984, building permits were issued on 22 hectares of vacant industrial land (Table 4-1). This is a decrease of 14 hectares (39%) from 1984. Of the land approved for building, 37% was IB land, 31% was IM land and 32% was R1 and G1 (land use districts in the annexed area).

FIGURE 4-1 INDUSTRIAL LAND DEVELOPMENT APPROVED BY BUILDING PERMITS IN THE CITY OF EDMONTON 1978-1985



*AVERAGE ANNUAL DEVELOPMENT APPROVED BY BUILDING PERMIT.

TABLE 4-1

INDUSTRIAL LAND DEVELOPMENT APPROVED BY BUILDING PERMIT IN THE CITY OF EDMONTON, 1983 - 1985 (Area in Hectares)

INDUSTRIAL PLAN AREAS		1983 IB	1983 IM	1983 IH	1983 AGI	1983 TOTAL	1984 IB	1984 IM	1984 IH	1984 AGI	1984 TOTAL	1985 IB	1985 IM	1985 IH	1985 AGI	1985 TOTAL
South	Hectares (Parcels)	21.2 (2)				21.2 (2)	5.8 (5)	15.6 (6)	-	2.4 (1)	23.8 (12)	1.3 (1)	1.0 (2)	-	-	2.3 (3)
Southeast	Hectares (Parcels)	3.2 (3)	1.8 (2)	-	-	5.0 (5)	0.7 (1)	0.5 (1)	-	-	1.2 (2)	2.5 (4)	-	-	-	2.5 (4)
Northwest	Hectares (Parcels)	2.1 (4)	8.0 (7)	0.2 (1)	-	10.3 (12)	5.7 (7)	5.4 (2)	-	-	11.1 (9)	4.5 (4)	6.0 (6)	-	-	10.5 (10)
Northeast	Hectares (Parcels)	-	-	0.4 (1)	-	0.4 (1)	-	-	-	-	-					
Miscellaneous	Hectares (Parcels)	-	2.5 (3)	-	-	2.53 (3)	0.5 (8)	-	-	-	0.5 (8)					
Sub-total	Hectares (Parcels)	26.5 (9)	12.3 (12)	0.6 (2)	-	39.4 (23)	12.6 (21)	21.5 (9)	-	2.4 (1)	36.6 (31)	8.3 (9)	7 (8)	-	-	15.3 (17)
Annexed Area	Hectares (Parcels)	-	-	-	-	9.9 (4)	-	-	-	-	-	-	-	-	-	7.1 (3)
Grand Total	Hectares (Parcels)	26.5 (9)	12.3 (12)	0.6 (2)	-	49.3 (27)	12.6 (21)	21.5 (9)	-	2.4 (1)	36.6 (31)	8.3 (9)	7 (8)	-	-	22.4 (28)

4-2 Value of Industrial Building Permits

The value of industrial building permits in 1985 was $16.37 million (Table 4-2). This is a decrease of $9.37 million (36%) from 1986. Nearly 60% of the 1985 permit value was for alterations and repairs rather than for new buildings. In contrast, nearly 90% of the (much larger) 1984 industrial building permit value was for new buildings.

FIGURE 4-2 VALUE OF INDUSTRIAL BUILDING PERMITS, 1975-1985 (CURRENT DOLLARS)

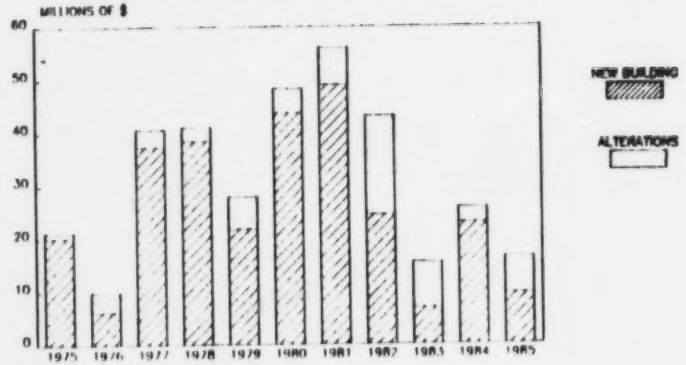


TABLE 4-2 VALUE OF INDUSTRIAL BUILDING PERMITS, 1975 - 1985
(thousands of dollars)

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
New Building	20,150	6,062	37,200	38,389	21,723	43,635	48,917	24,429	6,833	22,920	9,528
Alterations and repairs	1,018	3,791	3,384	2,591	6,138	4,546	7,001	18,624	8,610	2,824	6,844
TOTAL (current dollars)	21,168	9,853	40,584	40,980	27,861	48,181	55,918	43,053	15,443	25,744	16,372
TOTAL (constant 1971 dollars)	13,790	5,711	21,633	20,449	12,505	19,762	20,841	14,639	4,867	7,866	N/A
Source: Planning and Building Department Statistics Canada, Construction Price Statistics											
Construction Price Index 1971=100	153.5	172.5	187.6	200.4	222.8	243.8	268.3	294.1	317.3	327.3	N/A

5. INDUSTRIAL LAND SUPPLY

5-1 Supply of Vacant Industrial Land

There were 4,564 hectares of vacant industrial land in the City of Edmonton at the end of 1985. Of this total, 21% is fully serviced, 3% is serviced to rural standards (defined in Chapter 3), and 76% is unserviced. A greater proportion (60%) of the total vacant land is in the annexed area. This land is largely unserviced and is in large parcels of between 10 and 65 hectares in size.

FIGURE 5-1 SUPPLY OF VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1985

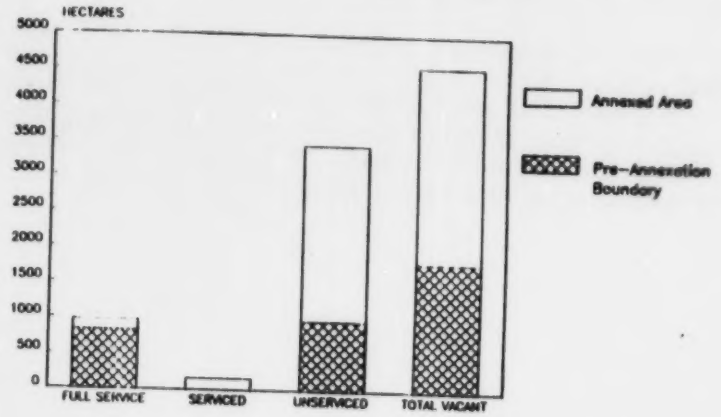


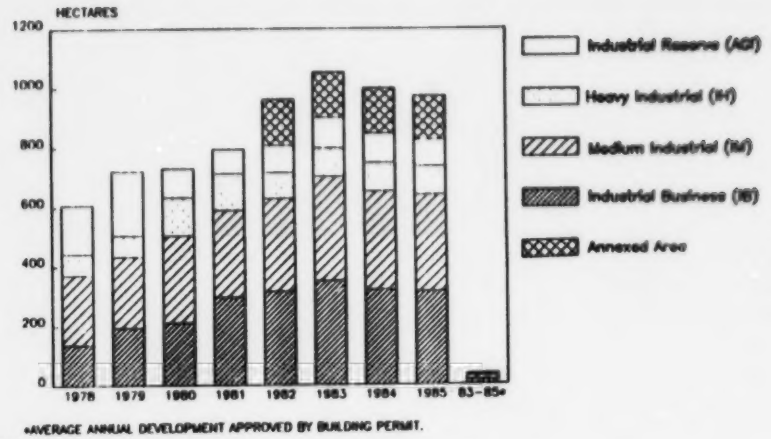
TABLE 5-1 YEAR-END SUPPLY OF VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1985

		FULLY SERVICED (City Standards)	SERVICED (Rural Standards)	UNSERVICED	TOTAL
PRE-ANNEXATION BOUNDARY	Hectares (Parcels)	824 (1569)	-	971 (637)	1795 (2206)
ANNEXED AREA	Hectares (Parcels)	146 (134)	158 (188)	2465 (131)	2769 (453)
TOTAL CITY	Hectares (Parcels)	970 (1703)	158 (188)	3436 (768)	4564 (2659)

5-2 Supply of Fully Serviced Industrial Land

At the end of 1984, the City of Edmonton contained 970 hectares of vacant, fully serviced industrial land (Table 5-2). This is a decrease of 27 hectares (3%) from the 1984 supply. Of this total, 824 hectares (85%) are within the pre-annexation boundary and 146 hectares (15%) are in the annexed area. Of the supply within the pre-annexation boundery, 38% is for IB use, 39% is for IM use, 12% is for IH use and 11% is industrial reserve. These land use districts have not yet been applied to land in the annexed area. Industrial land use districts in the annexed area are discussed in Chapter 3, and the location and amount of fully serviced land in this area is listed in Table 5-6.

FIGURE 5-2 SUPPLY OF FULLY SERVICED INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1978 – 85



*AVERAGE ANNUAL DEVELOPMENT APPROVED BY BUILDING PERMIT.

TABLE 5-2 YEAR-END SUPPLY OF FULLY SERVICED INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1983 - 1985

INDUSTRIAL PLAN AREAS		1983 IB	1983 IM	1983 IH	1983 AGI	1983 TOTAL	1984 IB	1984 IM	1984 IH	1984 AGI	1984 TOTAL	1985 IB	1985 IM	1985 IH	1985 AGI	1985 TOTAL
South	Hectares (Parcels)	114 (123)	69 (84)	-	18 (9)	201 (216)	108 (117)	54 (76)	-	16 (8)	178 (195)	106 (117)	53 (69)	-	16 (8)	175 (194)
Southeast	Hectares (Parcels)	86 (116)	104 (188)	35 (46)	23 (23)	248 (353)	86 (119)	104 (188)	35 (46)	23 (23)	248 (356)	84 (118)	104 (188)	35 (46)	23 (23)	246 (355)
Northwest	Hectares (Parcels)	93 (148)	137 (190)	23 (49)	44 (19)	297 (406)	93 (139)	132 (183)	23 (49)	43 (18)	291 (389)	90 (138)	127 (180)	23 (48)	34 (16)	274 (382)
Northeast	Hectares (Parcels)	14 (40)	13 (230)	6 (37)	12 (69)	45 (376)	14 (40)	13 (230)	6 (37)	12 (69)	45 (376)	14 (40)	13 (230)	6 (37)	12 (69)	45 (376)
Miscellaneous	Hectares (Parcels)	19 (53)	28 (159)	32 (49)	5 (1)	84 (262)	19 (53)	28 (159)	32 (49)	5 (1)	84 (262)	18 (45)	29 (167)	32 (49)	5 (1)	84 (262)
Sub-total	Hectares (Parcels)	326 (480)	351 (831)	96 (181)	102 (121)	875 (1613)	320 (468)	331 (810)	96 (181)	99 (119)	846 (1578)	312 (458)	326 (814)	96 (180)	90 (117)	824 (1569)
Annexed Area[1]	Hectares (Parcels)	-	-	-	-	151 (136)	-	-	-	-	151 (136)	-	-	-	-	146 (134)
Grand Total	Hectares (Parcels)	326 (480)	351 (831)	96 (181)	102 (121)	1026 (1549)	320 (468)	331 (810)	96 (181)	99 (119)	997 (1714)	312 (458)	326 (814)	96 (180)	90 (117)	970 (1703)

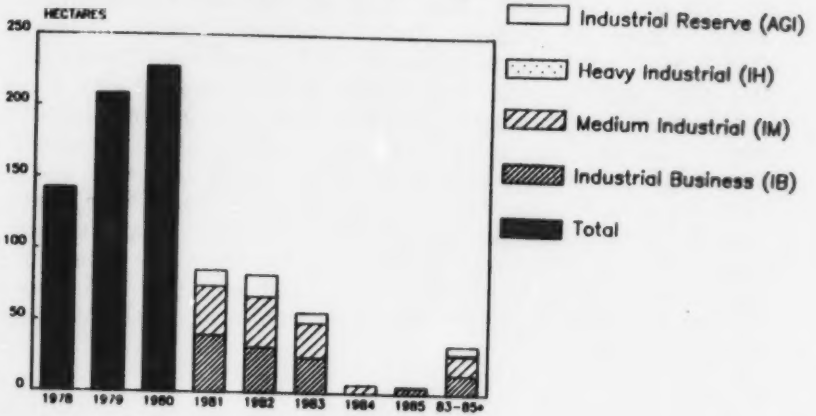
[1] For more detail see Tables 5-6

5-3 Industrial Land Servicing Activity

During 1985, 5 hectares of IB districted land were serviced in the City of Edmonton (Table 5-3). In 1984, 6 hectares were serviced and in 1983, 76 hectares were serviced.

FIGURE 5-3

INDUSTRIAL LAND SERVICING ACTIVITY IN THE CITY OF EDMONTON, 1978 – 1985



*AVERAGE ANNUAL DEVELOPMENT APPROVED BY BUILDING PERMIT.

TABLE 5-3

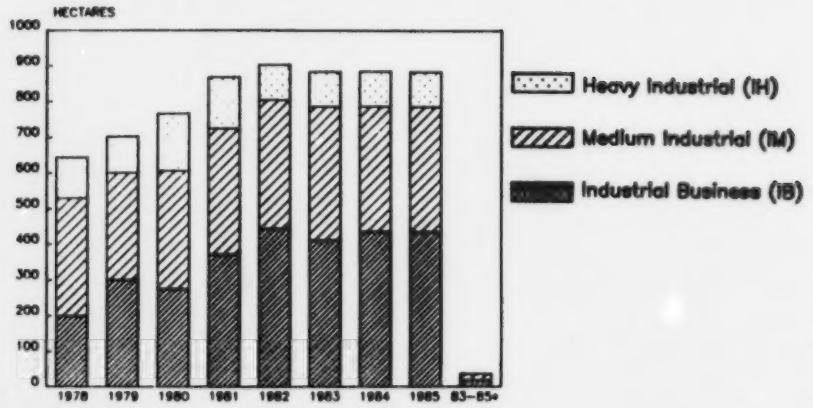
ANNUAL INDUSTRIAL LAND SERVICING ACTIVITY IN THE CITY OF EDMONTON, 1983 - 1985

INDUSTRIAL PLAN AREAS		1983[1] IB	IM	IH	AGI	TOTAL	1984 IB	IM	IH	AGI	TOTAL	1985 IB	IM	IH	AGI	TOTAL
South	Hectares	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	(Parcels)															
Southeast	Hectares	14	-	-	-	14	-	-	-	-	-	-	-	-	-	-
	(Parcels)	(7)				(7)										
Northwest	Hectares	1	16	-	7	24	-	6	-	-	6	5	-	-	-	5
	(Parcels)	(1)	(6)		(1)	(8)		(1)			(1)	(6)				(6)
Northeast	Hectares	10	8	-	-	18	-	-	-	-	-	-	-	-	-	-
	(Parcels)	(21)	(126)			(147)										
Miscellaneous	Hectares	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	(Parcels)															
Sub-total	Hectares	25	24	-	7	56	-	6	-	-	6	5	-	-	-	5
	(Parcels)	(29)	(132)		(1)	(162)		(1)			(1)	(6)				(6)
Annexed Area	Hectares	-	-	-	-	19	-	-	-	-	-	-	-	-	-	-
	(Parcels)					(15)										
Grand Total	Hectares	25	24	-	7	75	-	6	-	-	6	5	-	-	-	5
	(Parcels)	(29)	(132)		(1)	(177)		(1)			(1)	(6)				(6)

5-4 Supply of IB, IM and IH Districted Land (Serviced and Unserviced)

877 hectares of vacant industrial land (serviced and unserviced), were designated for IB, IM and IH use within the City of Edmonton at the end of 1985 (Table 5-4). This amount is virtually unchanged from 1983. Of this supply, 50% is designated for IB use, 39% is designated for IM use and 11% is designated for IH use.

FIGURE 5-4
SUPPLY OF IB, IM AND IH DISTRICTED LAND
IN THE CITY OF EDMONTON, 1978 – 1985



*AVERAGE ANNUAL DEVELOPMENT APPROVED BY BUILDING PERMIT.

TABLE 5-4

YEAR-END SUPPLY OF SERVICED AND UNSERVICED IB, IM AND IH DISTRICTED LAND IN THE CITY OF EDMONTON, 1983 – 1985

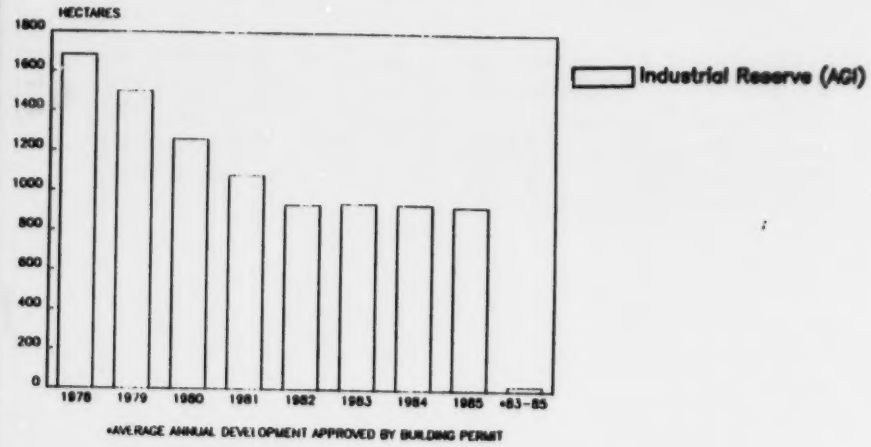
INDUSTRIAL PLAN AREAS		1983[1] IB	1983[1] IM	1983[1] IH	1983[1] TOTAL	1984 IB	1984 IM	1984 IH	1984 TOTAL	1985 IB	1985 IM	1985 IH	1985 TOTAL
South	Hectares (Parcels)	158 (124)	69 (84)	-	227 (208)	152 (118)	54 (70)	-	206 (188)	151 (118)	53 (69)	-	204 (187)
Southeast	Hectares (Parcels)	119 (148)	118 (174)	36 (48)	273 (370)	119 (147)	117 (173)	36 (48)	272 (368)	117 (146)	116 (172)	36 (48)	269 (366)
Northwest	Hectares (Parcels)	181 (158)	145 (192)	23 (49)	269 (391)	98 (139)	137 (188)	23 (49)	258 (376)	95 (138)	132 (185)	23 (48)	250 (371)
Northeast	Hectares (Parcels)	14 (48)	14 (285)	7 (38)	35 (363)	14 (48)	14 (285)	7 (38)	35 (363)	14 (48)	14 (286)	7 (38)	35 (363)
Miscellaneous	Hectares (Parcels)	19 (53)	28 (159)	32 (49)	79 (261)	53 (102)	28 (158)	32 (49)	113 (310)	52 (94)	29 (166)	32 (49)	113 (309)
Sub-total	Hectares (Parcels)	411 (515)	374 (894)	98 (184)	883 (1593)	436 (546)	350 (875)	98 (184)	884 (1605)	429 (536)	344 (877)	98 (183)	871 (1596)
Annexed Area	Hectares (Parcels)	-	-	-	-	-	-	-	-	6 (1)	-	-	6 (1)
Grand Total	Hectares (Parcels)	411 (515)	374 (894)	98 (184)	883 (1593)	436 (546)	350 (875)	98 (184)	884 (1605)	435 (537)	344 (877)	98 (183)	877 (1597)

[1] Zoning in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. For individual land use districts in this area, see Chapter 3 and Table 5-7.

5-5 Supply of Industrial Reserve (AGI) Land

There were 924 hectares of vacant industrial reserve (AGI) land at the end of 1985 (Table 5-5). Most of this land (80%) is located within the Southeast or Northwest Industrial Plan Areas.

FIGURE 5-5 SUPPLY OF INDUSTRIAL RESERVE (AGI) LAND IN THE CITY OF EDMONTON 1978-85



*AVERAGE ANNUAL DEVELOPMENT APPROVED BY BUILDING PERMIT

TABLE 5-5 YEAR-END SUPPLY OF INDUSTRIAL RESERVE (AGI) LAND IN THE CITY OF EDMONTON, 1981 - 1985

INDUSTRIAL PLAN AREAS		1981 AGI	1982 AGI	1983 AGI	1984 AGI	1985 AGI
South	Hectares (Parcels)	205 (N/A)	147 (9)	147 (10)	144 (9)	144 (9)
Southeast	Hectares (Parcels)	384 (N/A)	370 (37)	427 (45)	427 (45)	427 (45)
Northwest	Hectares (Parcels)	450 (N/A)	374 (44)	324 (439)	323 (438)	314 (436)
Northeast	Hectares (Parcels)	33 (207)	34 (117)	34 (117)	34 (118)	34 (118)
Miscellaneous	Hectares (Parcels)	5 (1)	5 (1)	5 (1)	5 (1)	5 (1)
Sub-total	Hectares (Parcels)	1077 (N/A)	930 (208)	937 (612)	933 (611)	924 (609)
Annexed Area[1]	Hectares (Parcels)	-	-	-	-	-
Total	Hectares (Parcels)	1077 -	930 (208)	937 (612)	933 (611)	924 (609)

[1] Zoning in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. For industrial land use districts in this area, see Chapter 3 and Table 5-7.

5-6 Supply of Vacant Industrial Land in the Annexed Area, 1985

There are six main areas of industrial land in the annexed area of the city. Of the total supply of 2,769 hectares of vacant industrial land in the annexed area, 89% is unserviced, 5% is fully serviced and 6% is serviced to rural standards. Most of the fully serviced land is located in Clover Bar or the Southeast (Annexed) area. Winterburn has the largest share (77%) of the land serviced to rural standards.

FIGURE 5-6 SUPPLY OF VACANT INDUSTRIAL LAND IN THE ANNEXED AREA, 1985

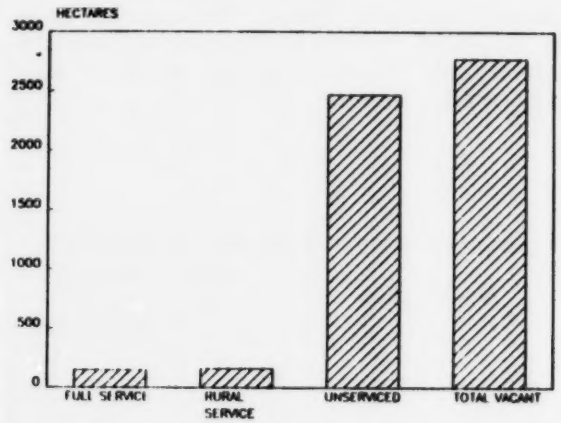


TABLE 5-6 YEAR END SUPPLY OF VACANT INDUSTRIAL LAND IN THE ANNEXED AREA, 1985

INDUSTRIAL AREAS		INDUSTRIAL DEVELOPMENT (Approved 1985)	FULLY SERVICED (City Standards)	SERVICED (Rural Standards)	UNSERVICED	TOTAL	ZONING
Clover Bar	Hectares (Parcels)	2.2 (1)	65 (59)	-	548 (21)	613 (80)	GI and HI
Lewis Farms	Hectares (Parcels)	-	-	-	491 (18)	491 (18)	ICR - DC
Mistatim	Hectares (Parcels)	-	7 (4)	13 (15)	207 (13)	227 (32)	GI and IC
Ramparts	Hectares (Parcels)	-	-	-	8 (1)	8 (1)	IB
Southeast (Annexed)	Hectares (Parcels)	4.9 (2)	57 (57)	17 (9)	190 (43)	264 (109)	GI and RI
Winterburn	Hectares (Parcels)	-	-	122 (161)	604 (20)	726 (181)	IC - DC
Yellowhead (West)	Hectares (Parcels)	-	17 (14)	6 (3)	419 (15)	442 (32)	IC and GI
TOTAL	Hectares (Parcels)	7.1 (3)	146 (134)	158 (188)	2465 (131)	2769 (453)	

5-7 Industrial Land Redistricting

In 1985, redistricting involving 31 hectares of industrial land (vacant and built-on) occurred. This redistricting activity involved mainly single lots. The figures show changes from the industrial reserve category and the more traditional industrial uses to a focus on business uses permitted by the IB or CB districts.

TABLE 5-7 INDUSTRIAL LAND REDISTRICTING (DEVELOPED AND VACANT) 1985

Plan Area	Land Use District Change		Area (Hectares)
	From	To	
South	CSC	IM	0.8
Southeast	DC2	IM	4.8
	IM	IB	1.0
	IM	DC5	2.0
	AGI	IB	1.4
Northwest	AGI	IM	8.7
	IM	IB	2.8
	IB	CHY	5.3
	IH	IM	2.0
Northeast	-	-	-
Miscellaneous	IM	IB	2.5
	IM, IM	CH2	2.3
	IH	DC5	.2
Annexed Area	AG	IB	5.6
TOTAL			30.6

5-8 Industrial Land Subdivision Activity

During 1985, 43 hectares of industrial land (vacant and built-on) were subdivided. Much of this subdivision activity was small in scale. Only 7 additional lots were provided. In 1984, 58 hectares of industrial land (vacant and built-on) were subdivided.

6. CITY-OWNED VACANT INDUSTRIAL LAND

6-1 City-Owned Vacant Industrial Land

At the end of 1985, the City of Edmonton owned 342 hectares of vacant industrial land. Of this total, IB land is 30%, IM land is 25%, IH land is 6% and AGI land is 39%. Approximately 256 hectares are fully serviced.

FIGURE 6-1 SUPPLY OF CITY-OWNED VACANT INDUSTRIAL LAND, 1979-1985

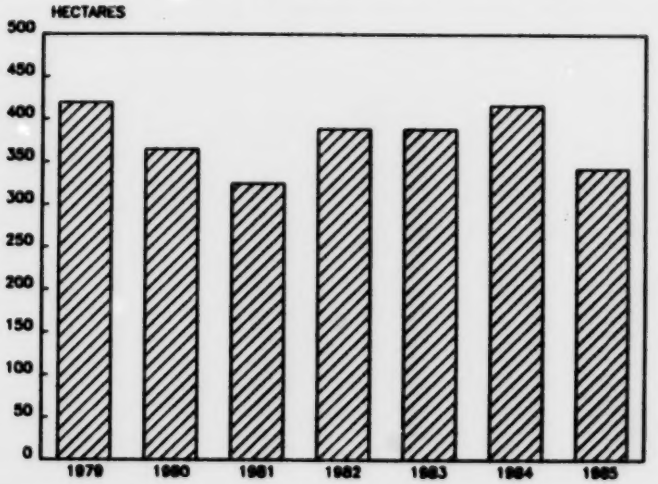
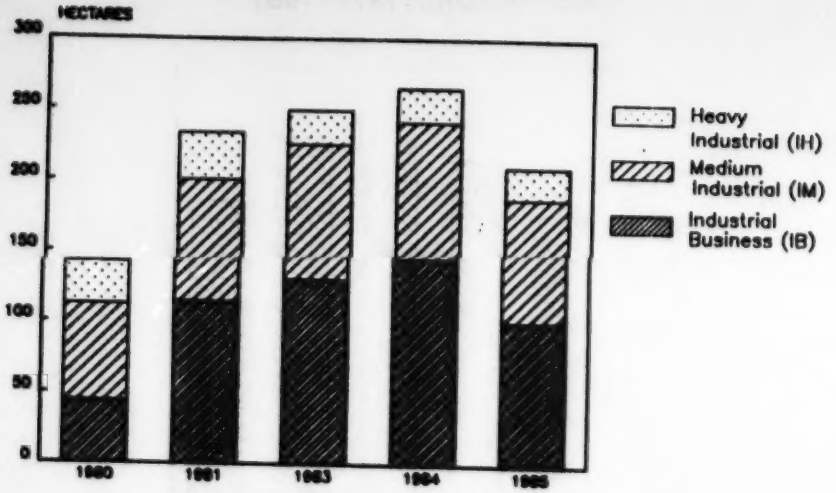


TABLE 6-1 SUPPLY OF CITY-OWNED VACANT INDUSTRIAL[1] LAND IN THE CITY OF EDMONTON, 1980 - 1985
(hectares)

INDUSTRIAL PLAN AREAS	1980	1981	1982	1983	1984	1985
South	101	83	80	80	84	48
Southeast	136	106	156	168	179	165
Northwest	80	87	85	89	86	84
Northeast	40	41	59	32	45	31
Miscellaneous	7	7	8	19	22	14
Total	364	324	388	388	416	342

[1]Source: Real Estate and Supply Services Department

FIGURE 6-2 SUPPLY OF CITY-OWNED IB, IM AND IH DISTRICTED LAND, 1980-1985



6-2 City-Owned IB, IM and IH Districted Land

At the end of 1985, the City of Edmonton owned 210 hectares of IB, IM and IH districted land. Much of this land is in the South and Southeast Industrial Plan Areas (Edmonton Research and Development Park and Roper Subdivision).

TABLE 6-2

SUPPLY OF CITY-OWNED VACANT IB, IM AND IH DISTRICTED[1] LAND IN THE CITY OF EDMONTON, 1983 - 1985
(hectares)

	1983				1984				1985			
INDUSTRIAL PLAN AREAS	IB	IM	IH	TOTAL	IB	IM	IH	TOTAL	IB	IM	IH	TOTAL
South	66	14	-	80	68	16	-	84	32	16	-	48
Southeast	40	36	8	84	47	41	8	96	37	38	9	84
Northwest	8	23	3	34	12	14	2	28	19	16	2	37
Northeast	8	9	12	29	11	12	13	36	8	9	10	27
Miscellaneous	7	12	-	19	7	13	1	21	5	8	1	14
Total	129	94	23	246	145	96	24	265	101	87	22	210

[1] Source: Real Estate and Supply Services Department

6-3 City-Owned Industrial Reserve Land

At the end of 1985, the City of Edmomton owned 132 hectares of industrial reserve (AGI) land. Much of this land is in the Southeast Industrial Plan Area.

FIGURE 6-3 SUPPLY OF CITY-OWNED INDUSTRIAL RESERVE (AGI) LAND, 1980-1985

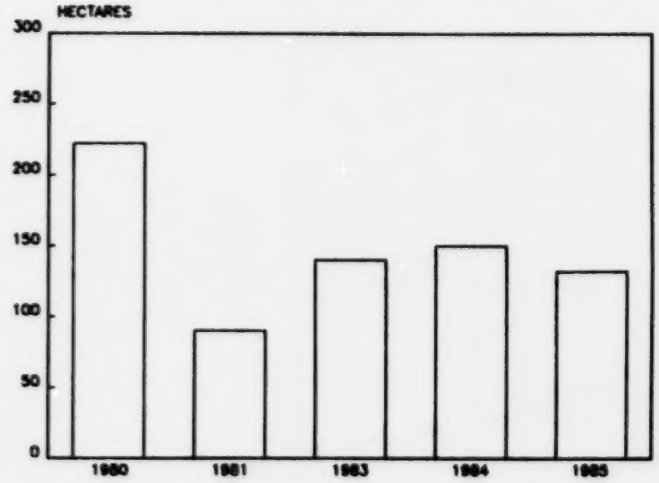


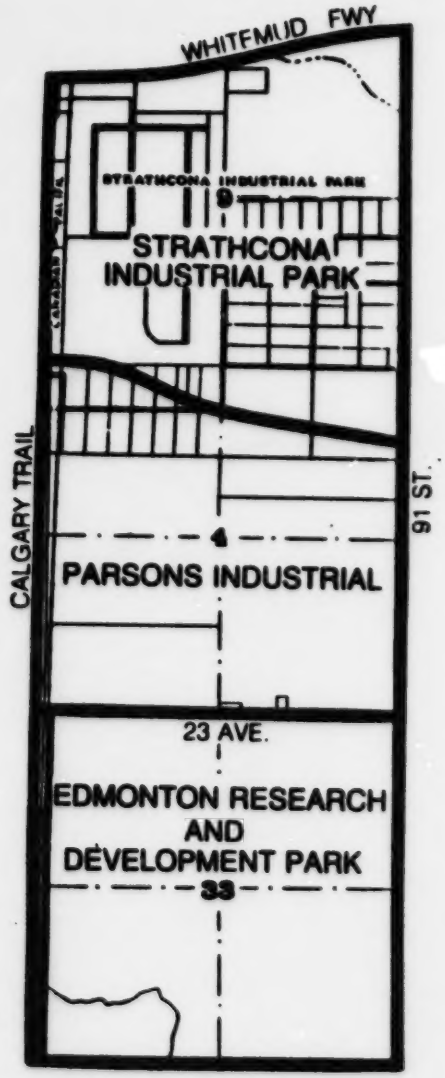
TABLE 6-3 SUPPLY OF CITY-OWNED INDUSTRIAL RESERVE[1] (AGI) LAND IN THE CITY OF EDMONTON, 1980-1985 (Hectares)

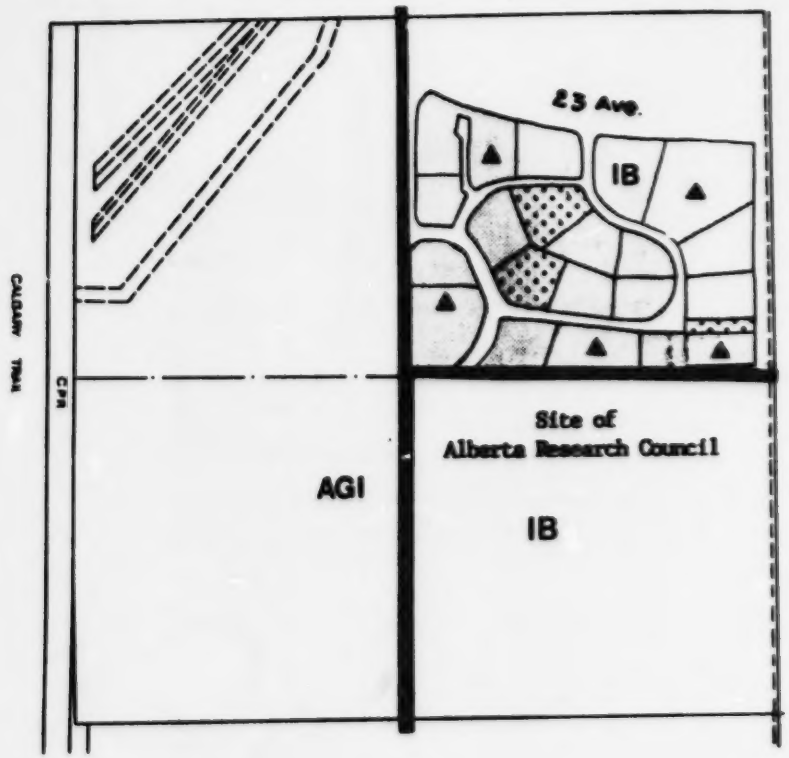
	1980	1981	1982	1983	1984	1985
INDUSTRIAL PLAN AREAS	AGI	AGI	AGI	AGI	AGI	AGI
South	65	-	-	-	-	-
Southeast	87	21	-	83	83	81
Northwest	55	54	-	54	58	47
Northeast	15	15	-	3	9	4
Miscellaneous	-	-	-	-	-	-
Total	222	90	N/A	140	150	132

Source: Real Estate and Supply Services Department

MAP 2-1

SOUTH INDUSTRIAL OUTLINE PLAN AREA





MAP 2-2

EDMONTON RESEARCH AND DEVELOPMENT PARK

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

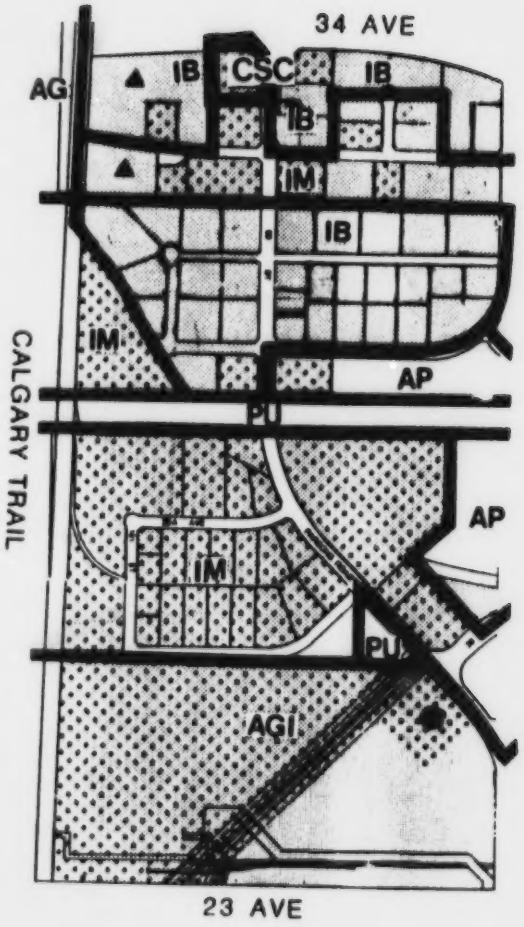
Building Permits Issued During **1985**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 2-3

PARSONS (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

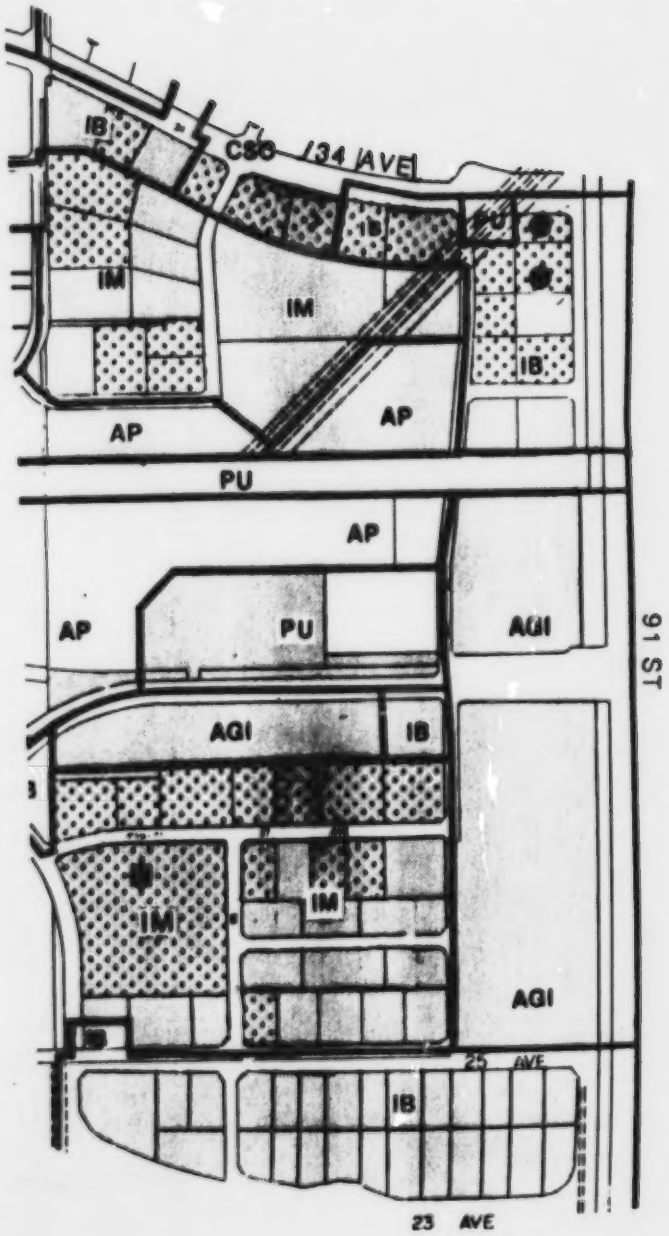
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land



MAP 2-4

PARSONS (EAST)

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

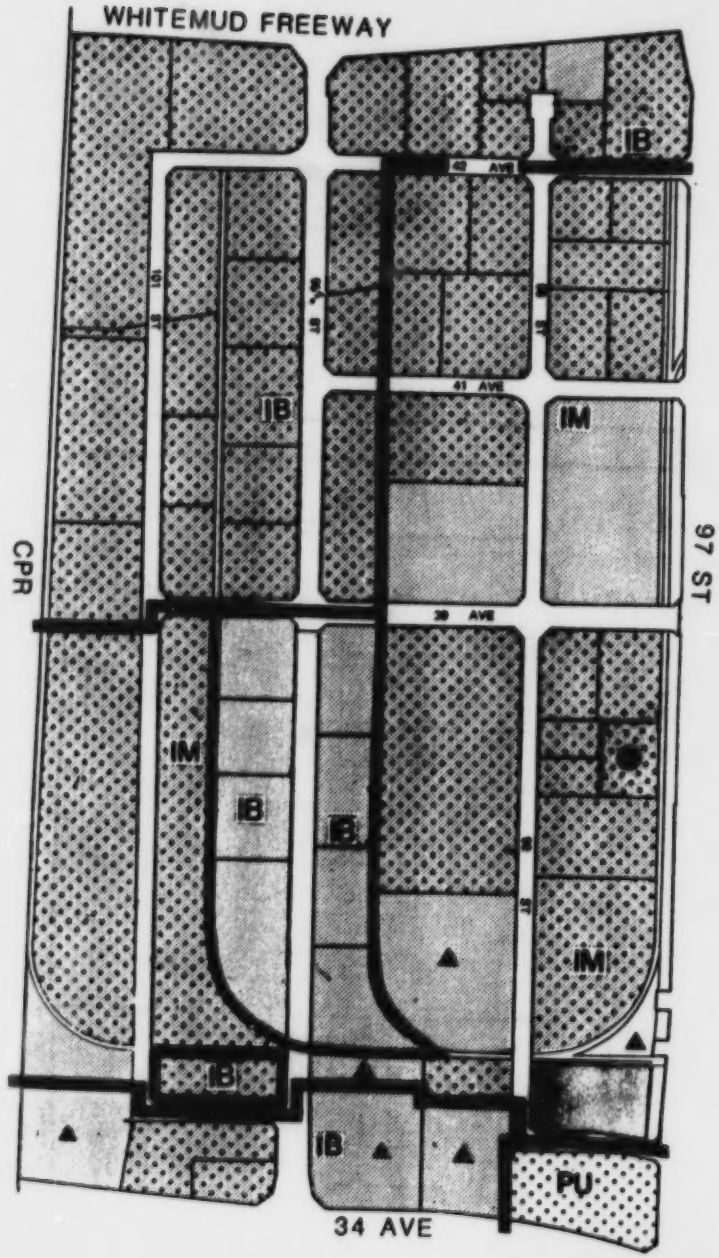
Developed (built upon) Parcels

Building Permits Issued During **1985**

Replot Areas – Tentative and Approved

MAP 2-5

STRATHCONA (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

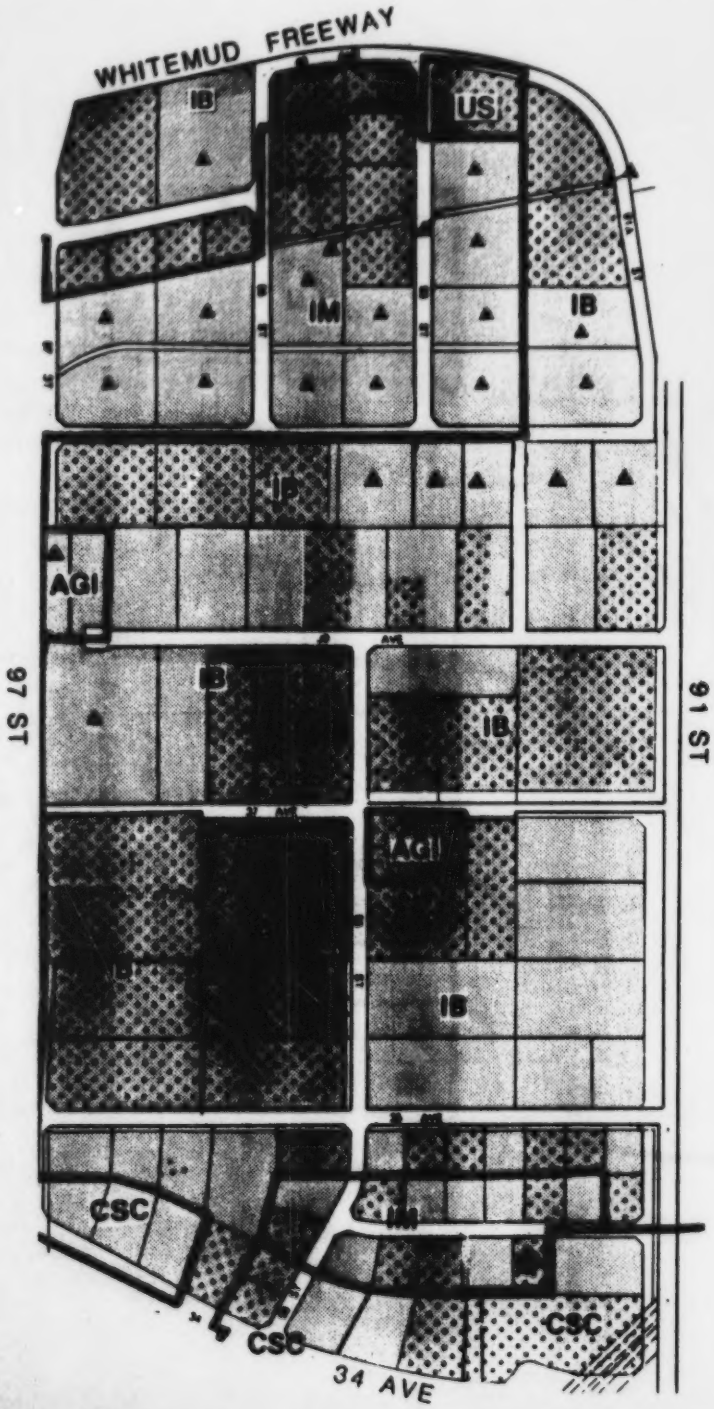
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land



MAP 2-6

STRATHCONA (EAST)

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

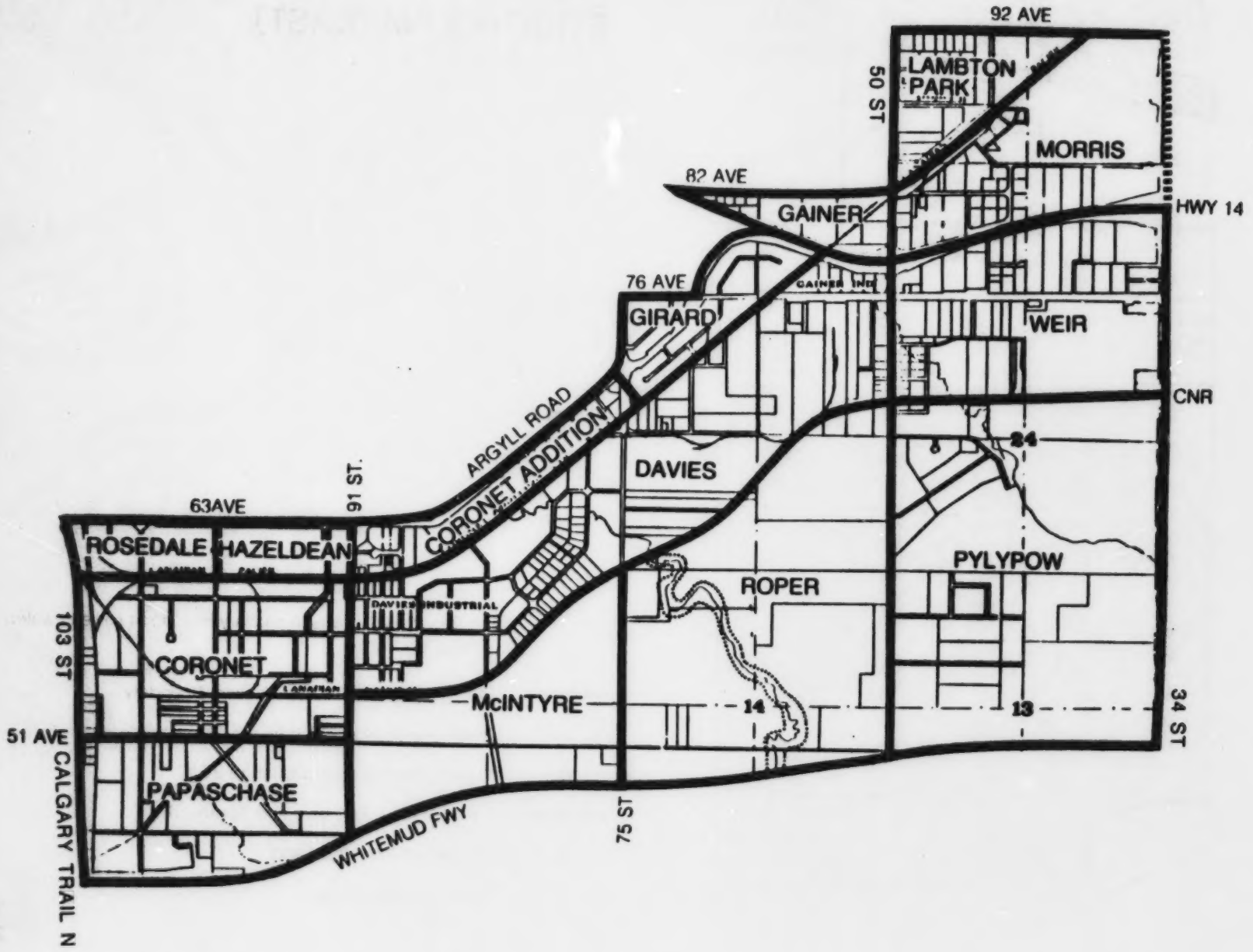
Replot Areas – Tentative and Approved

▲ City Owned Industrial Land

△ Partial City Ownership

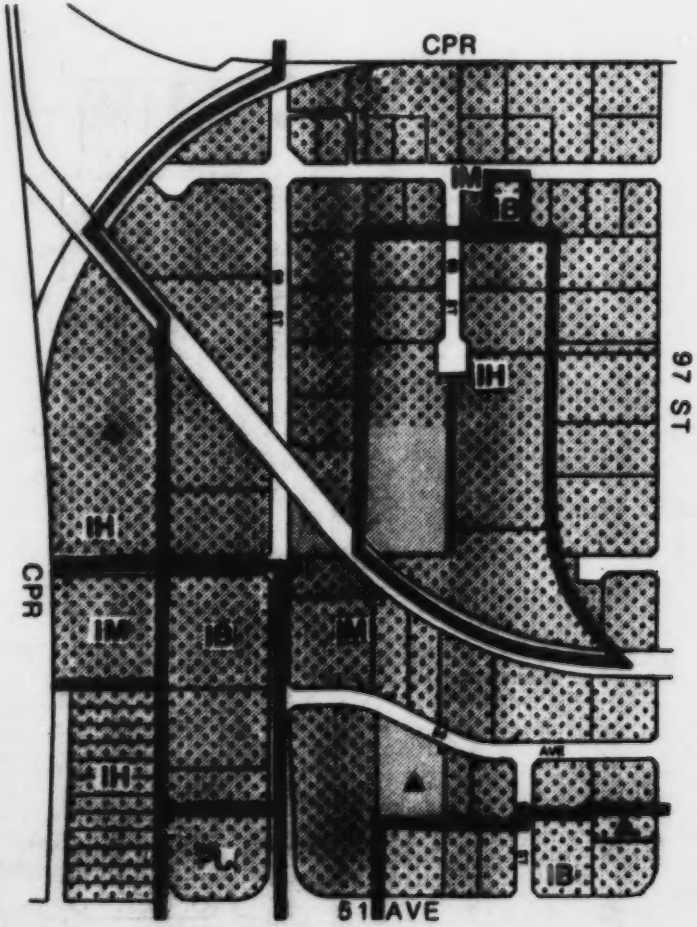
MAP 3-1

SOUTHEAST INDUSTRIAL OUTLINE PLAN AREA



MAP 3-2

CORONET (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

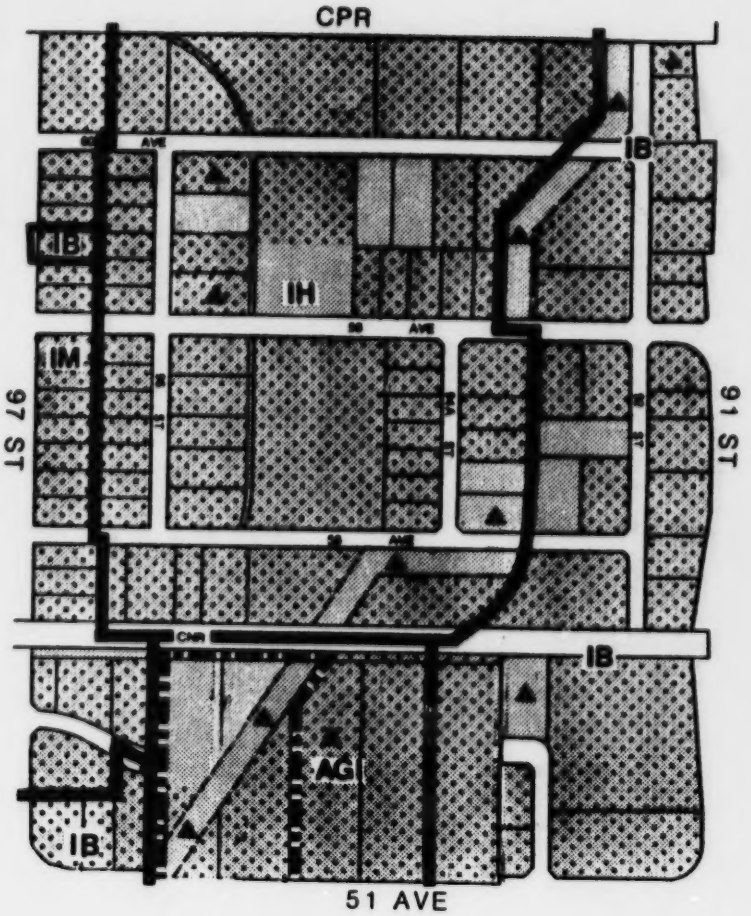
Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-3

CORONET (EAST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

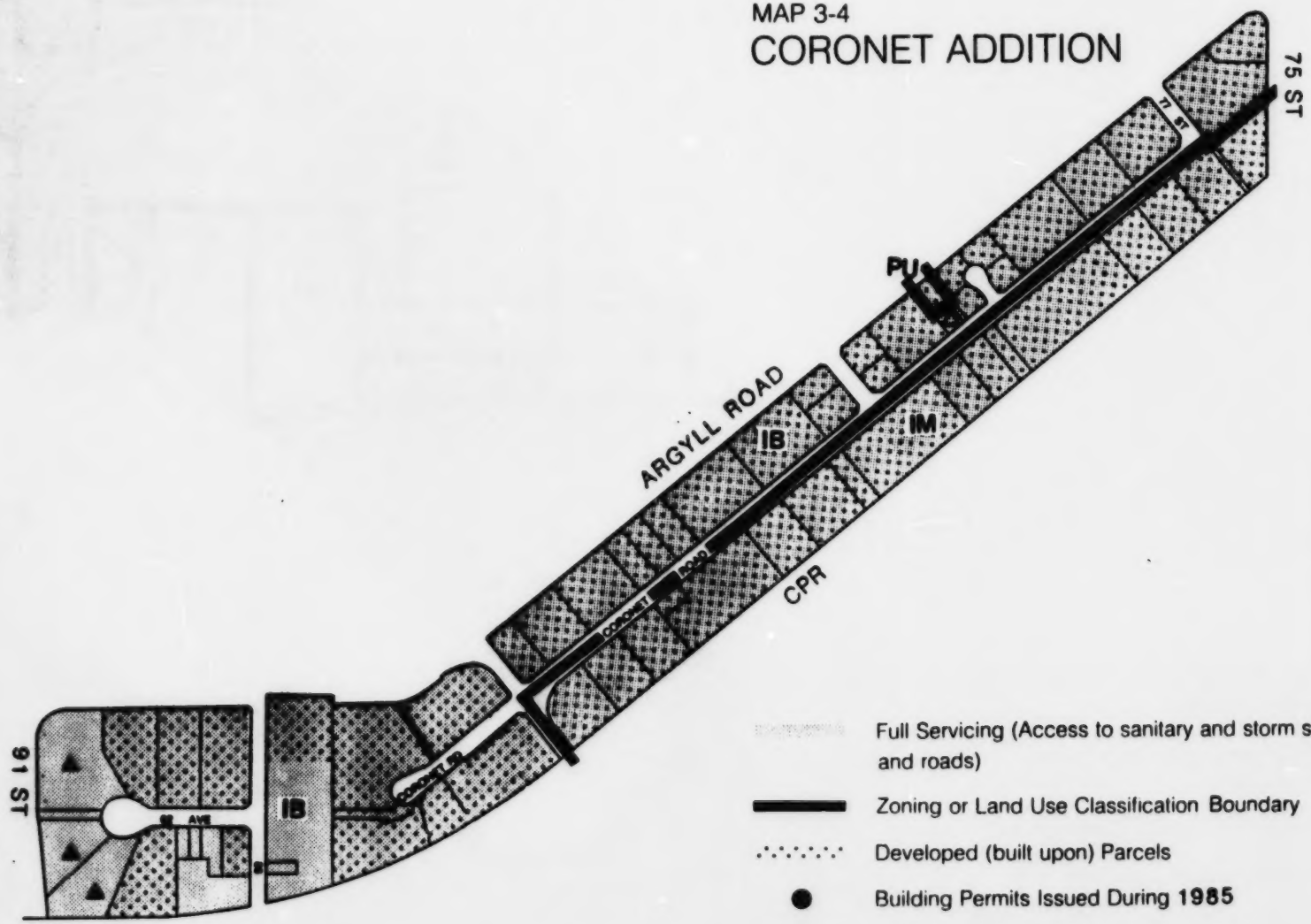
Replot Areas – Tentative and Approved

City Owned Industrial Land

Partial City Ownership

MAP 3-4

CORONET ADDITION



Full Servicing (Access to sanitary and storm sewers, water and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1985**

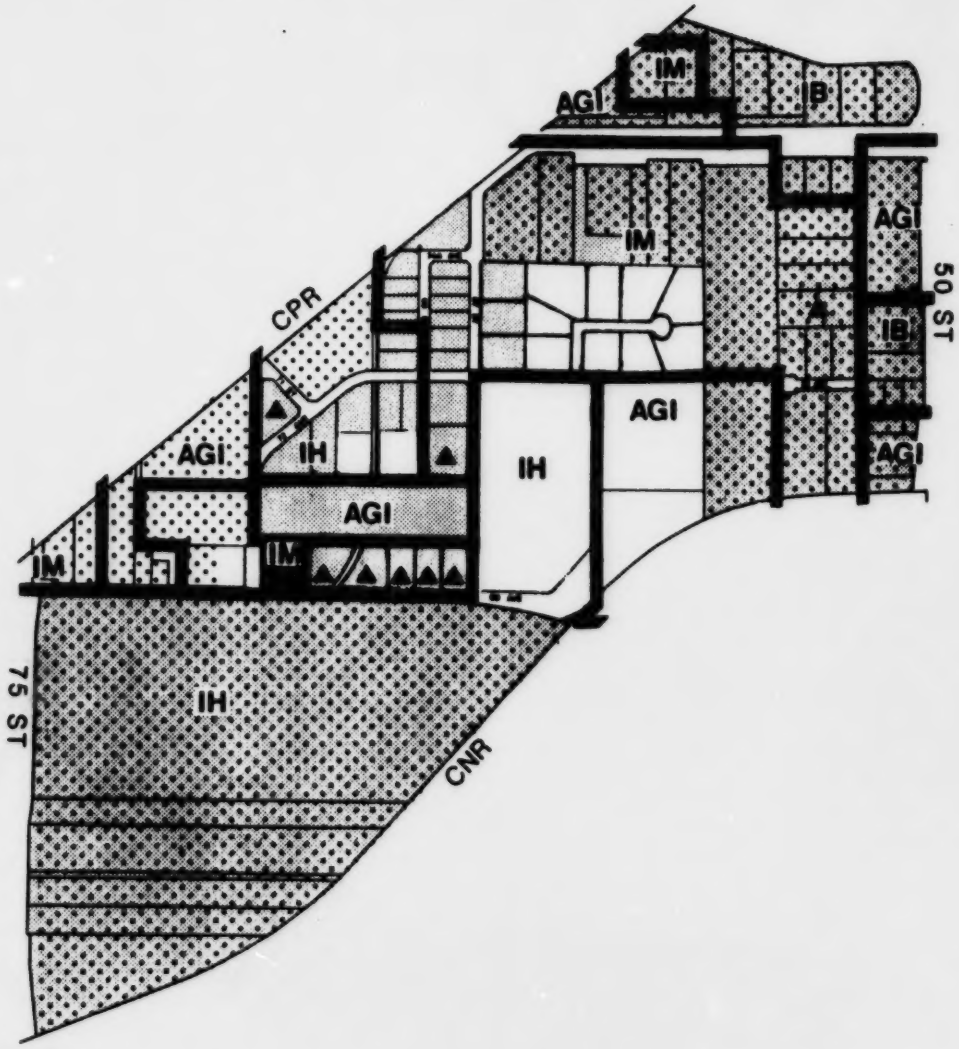
Replot Areas – Tentative and Approved

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-5

DAVIES (EAST)



Full Servicing (Access to sanitary and storm sewers, water and roads)

Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

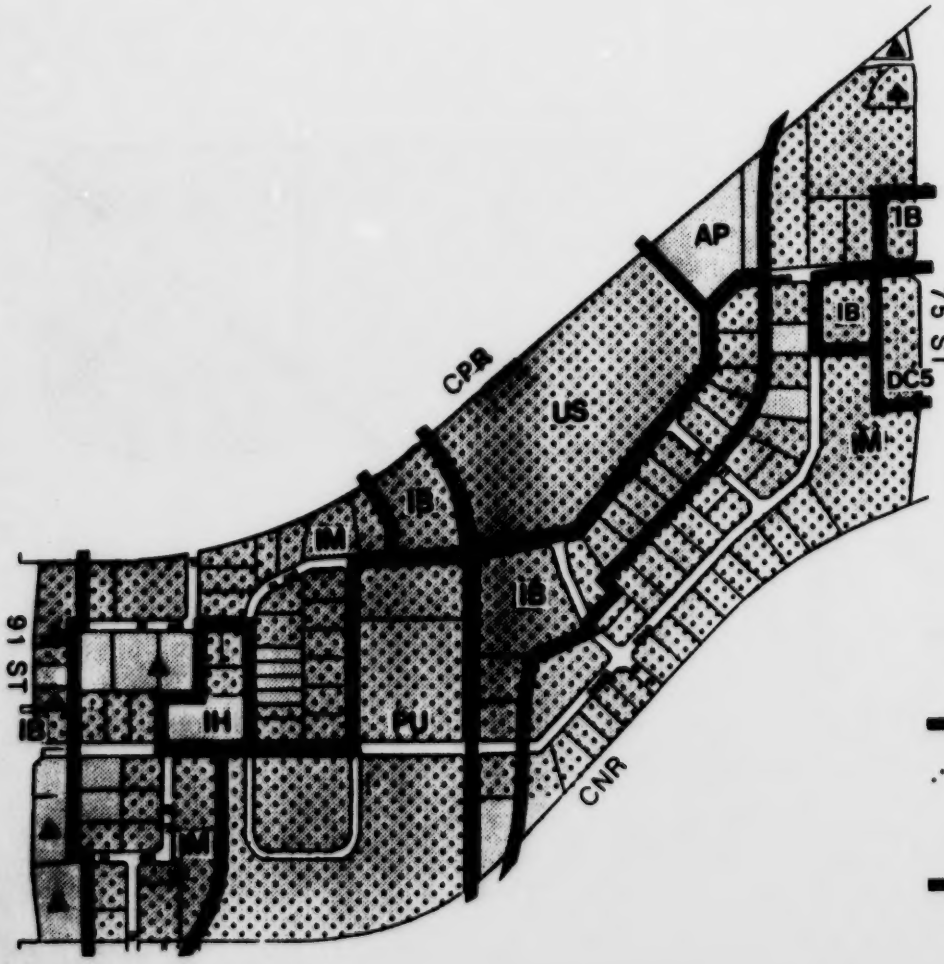
Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-6

DAVIES (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

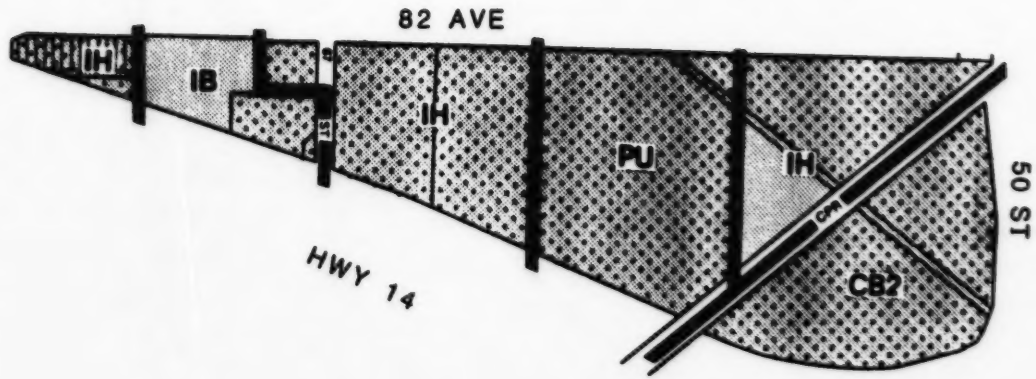
Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-7

GAINER



Full Servicing (Access to sanitary and storm sewers, water, and roads)

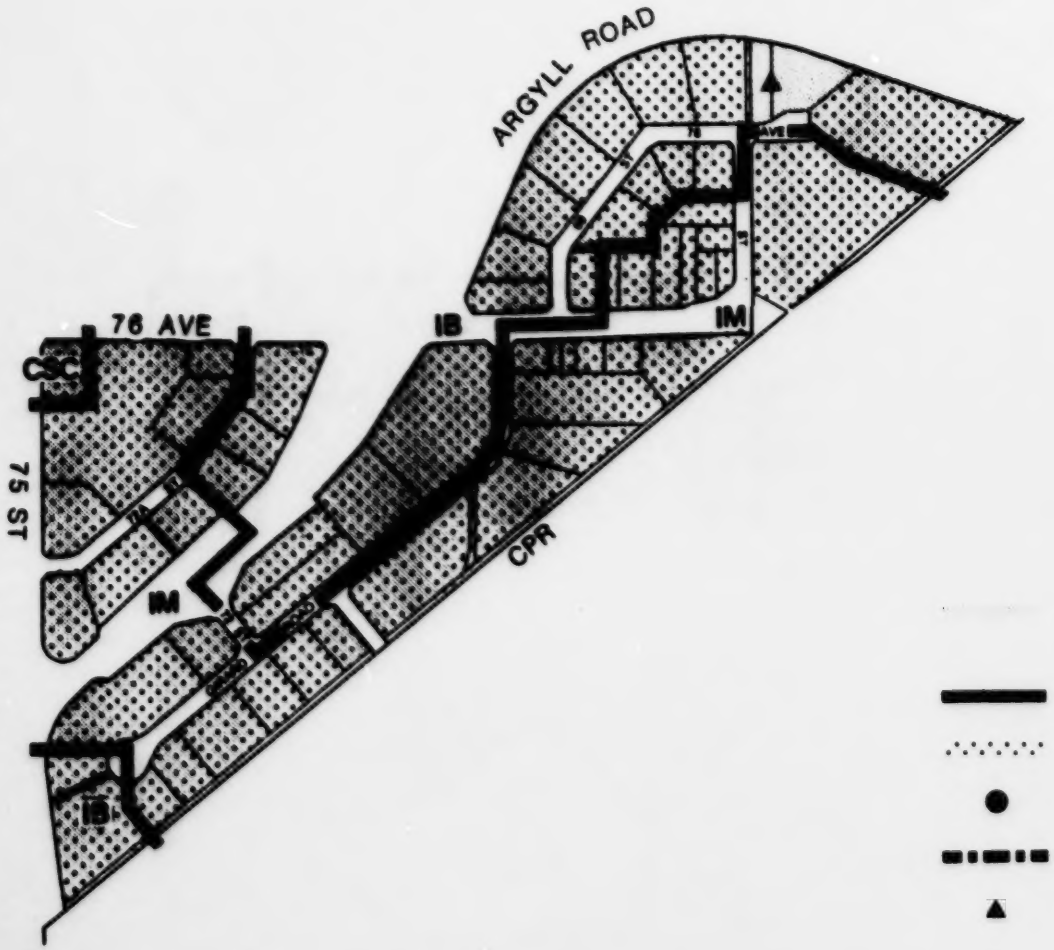
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

MAP 3-8
GIRARD



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

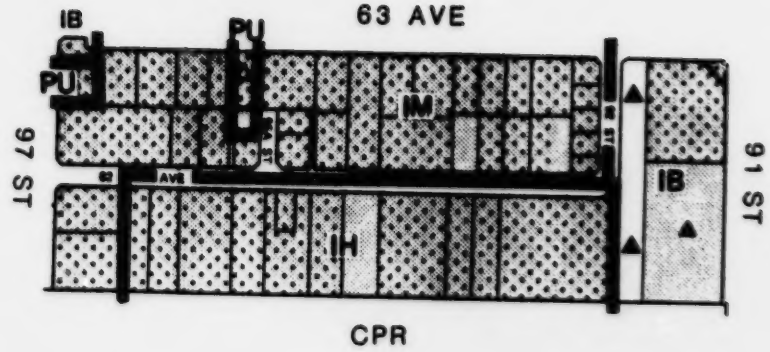
Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-9
HAZELDEAN



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During **1985**

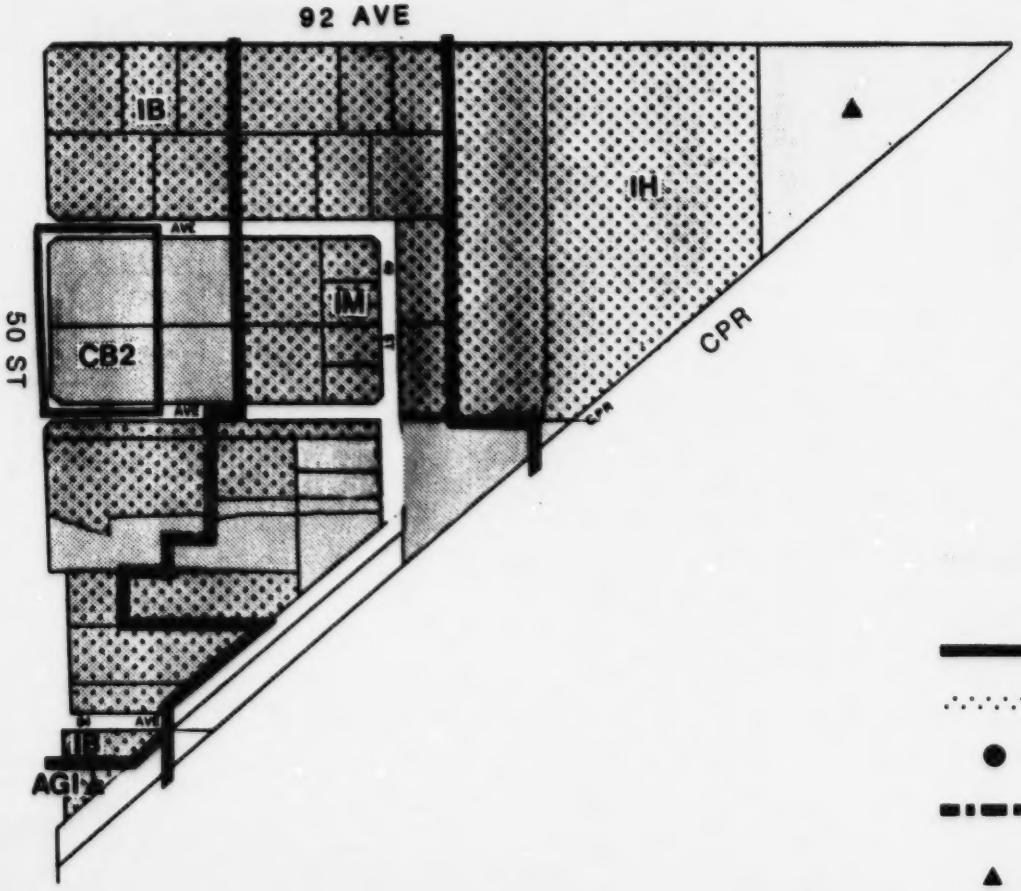
Replot Areas – Tentative and Approved

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-10

LAMBTON PARK



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

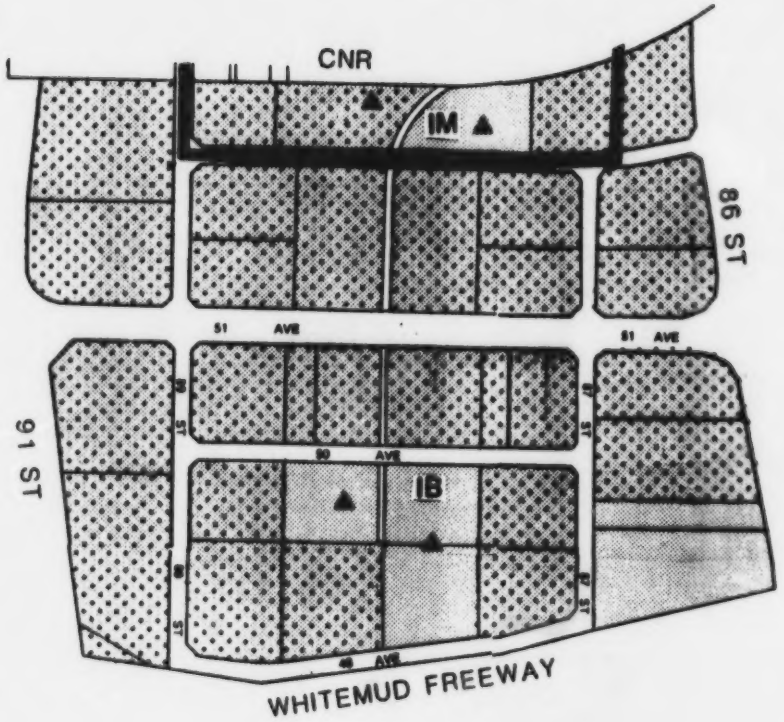
Building Permits Issued During **1985**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-11

McINTYRE (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

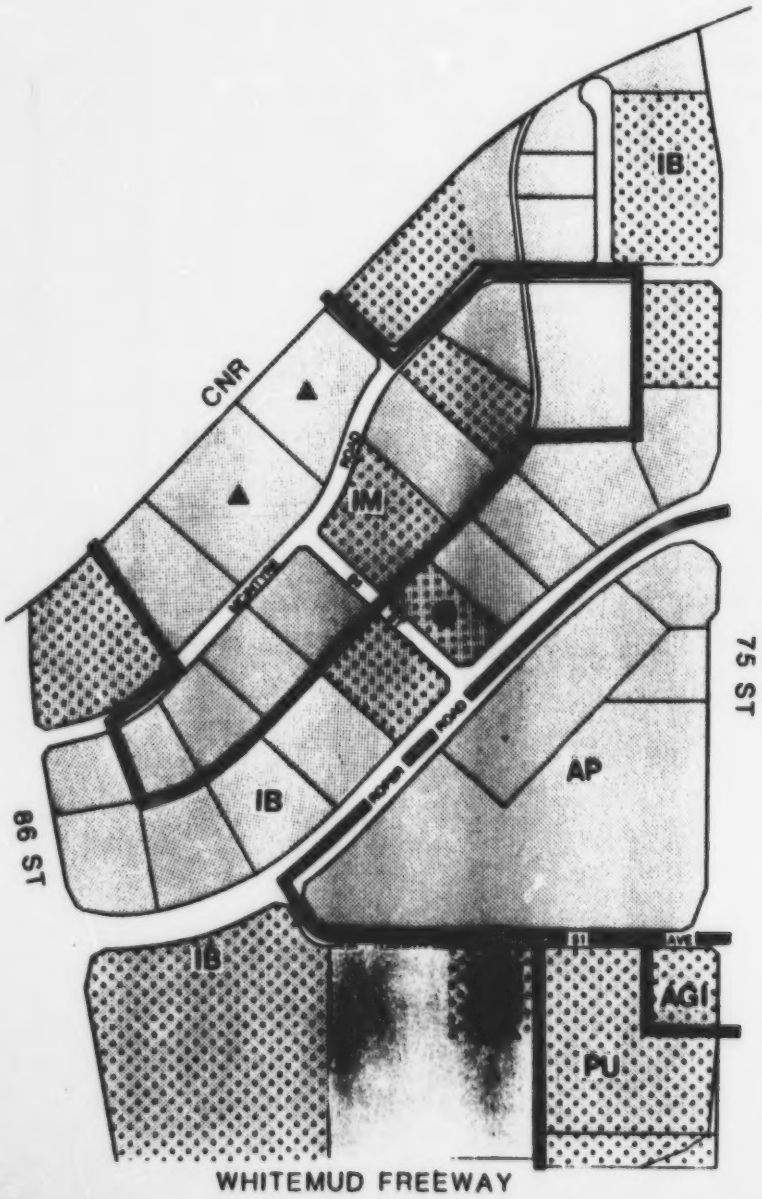
Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-12

McINTYRE (EAST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

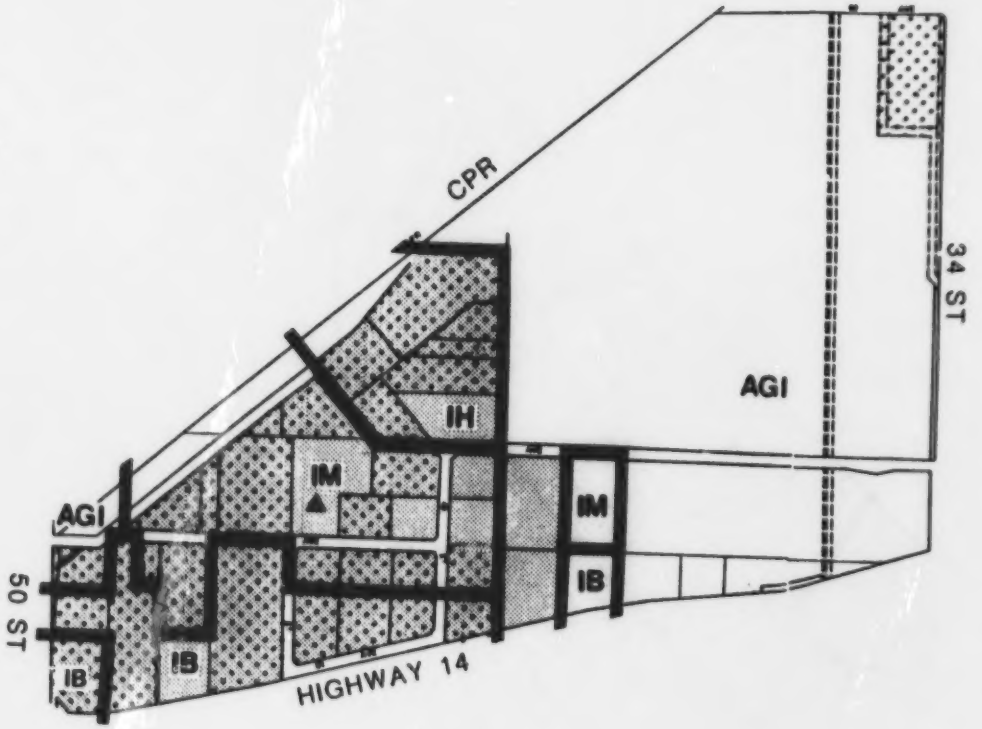
Developed (built upon) Parcels

Building Permits Issued During **1985**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-13
MORRIS



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

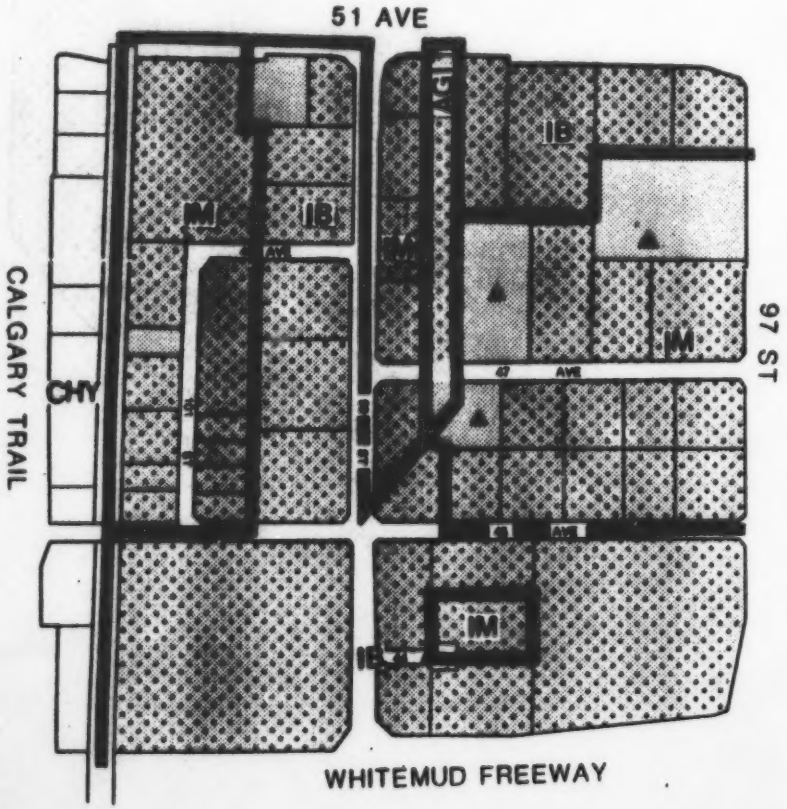
Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-14

PAPACHASE (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

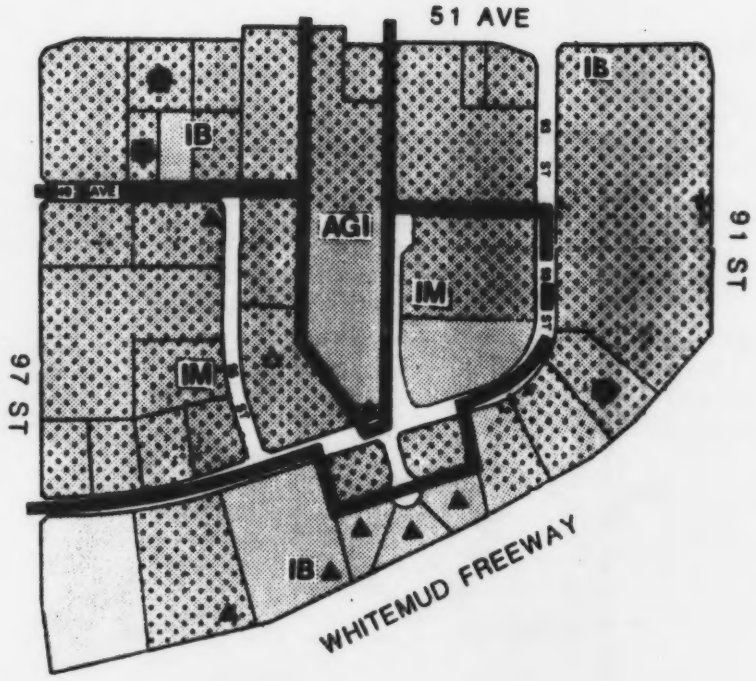
Building Permits Issued During **1985**

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-15

PAPASCHASE (EAST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

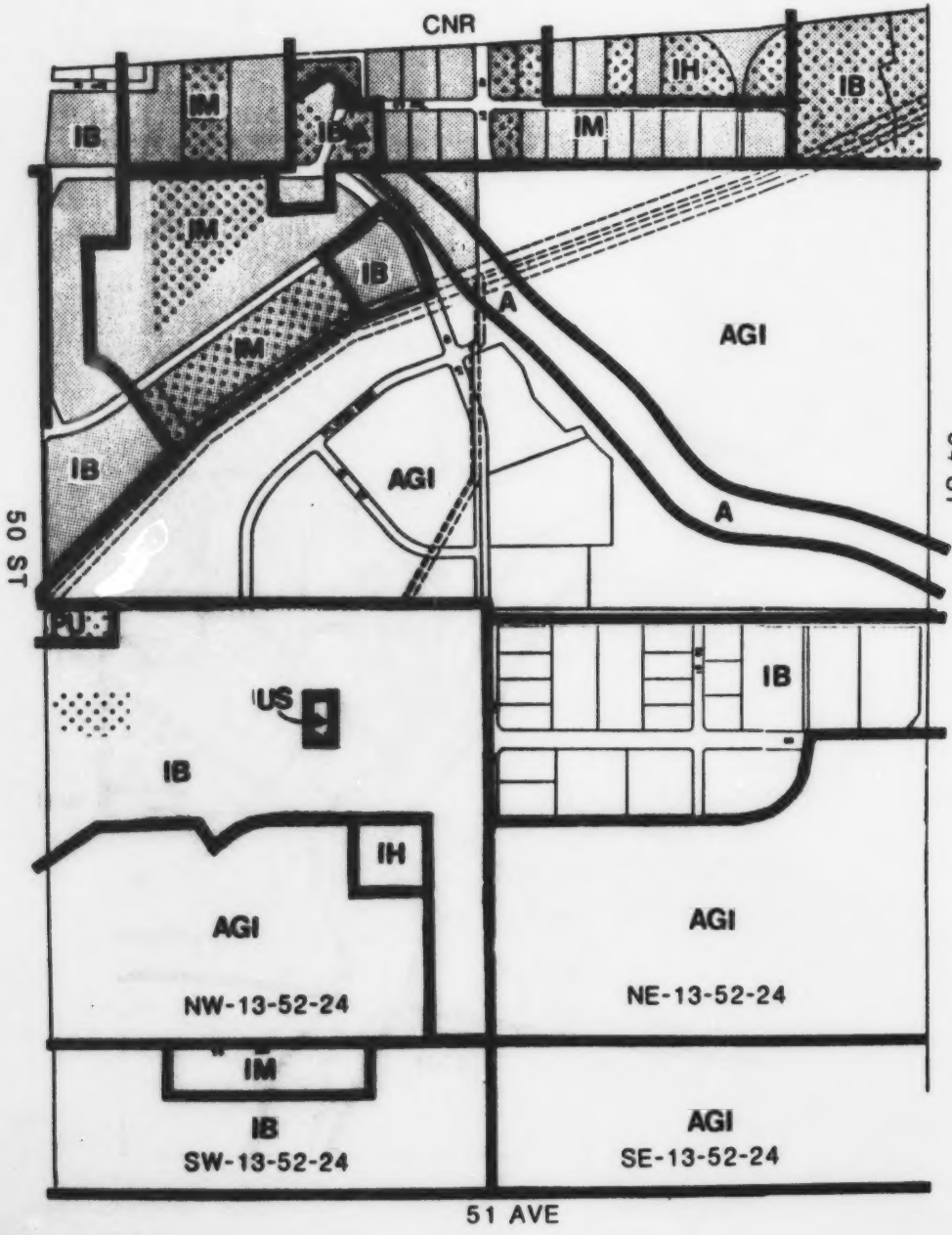
Developed (built upon) Parcels

Building Permits Issued During **1965**

Replot Areas – Tentative and Approved

▲ City Owned Industrial Land

△ Partial City Ownership



MAP 3-16

PYLYPOW

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

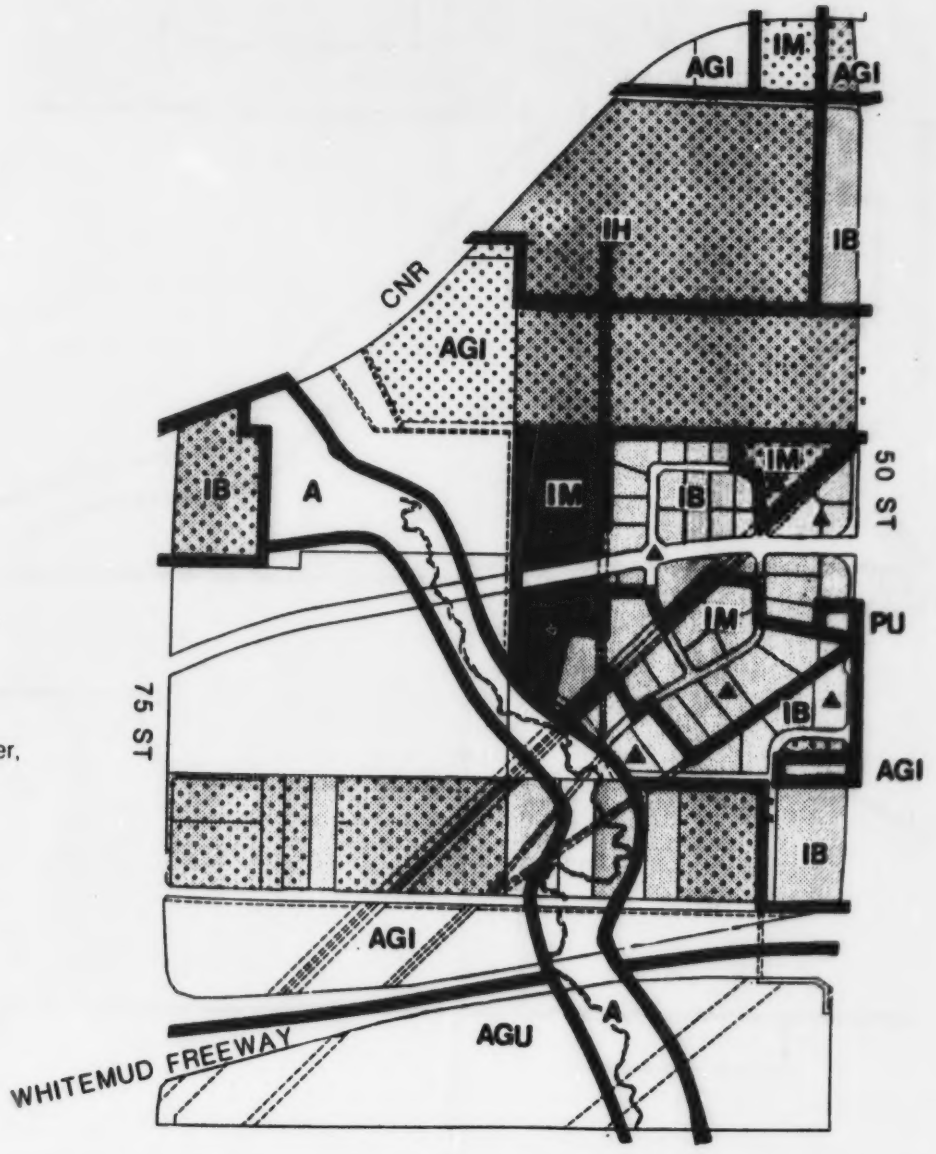
Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-17
ROPER



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

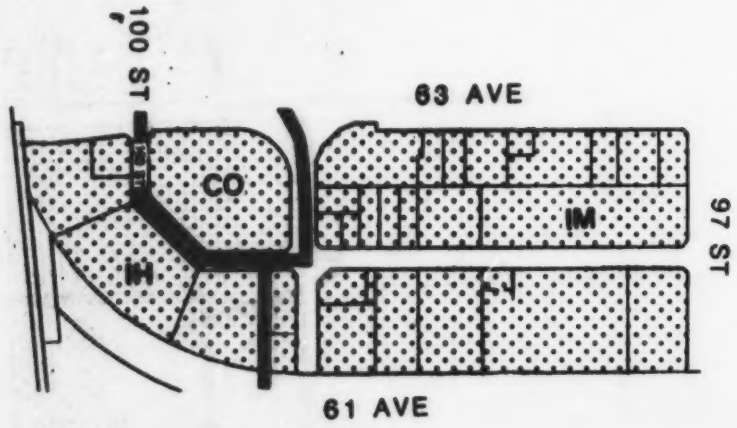
Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 3-18
ROSEDALE



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

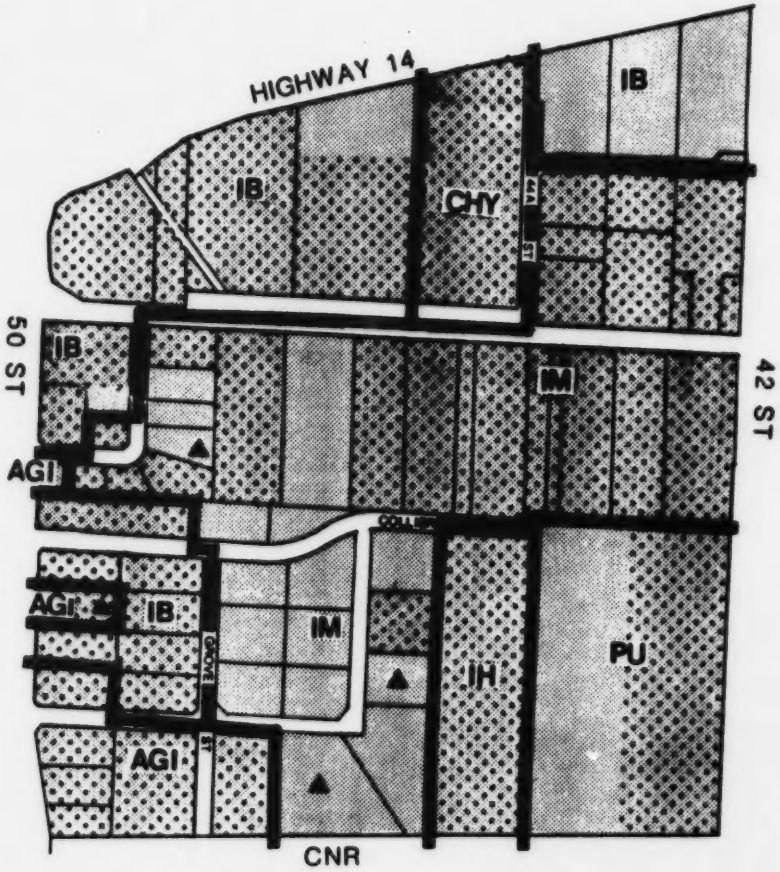
Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

MAP 3-19

WEIR (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

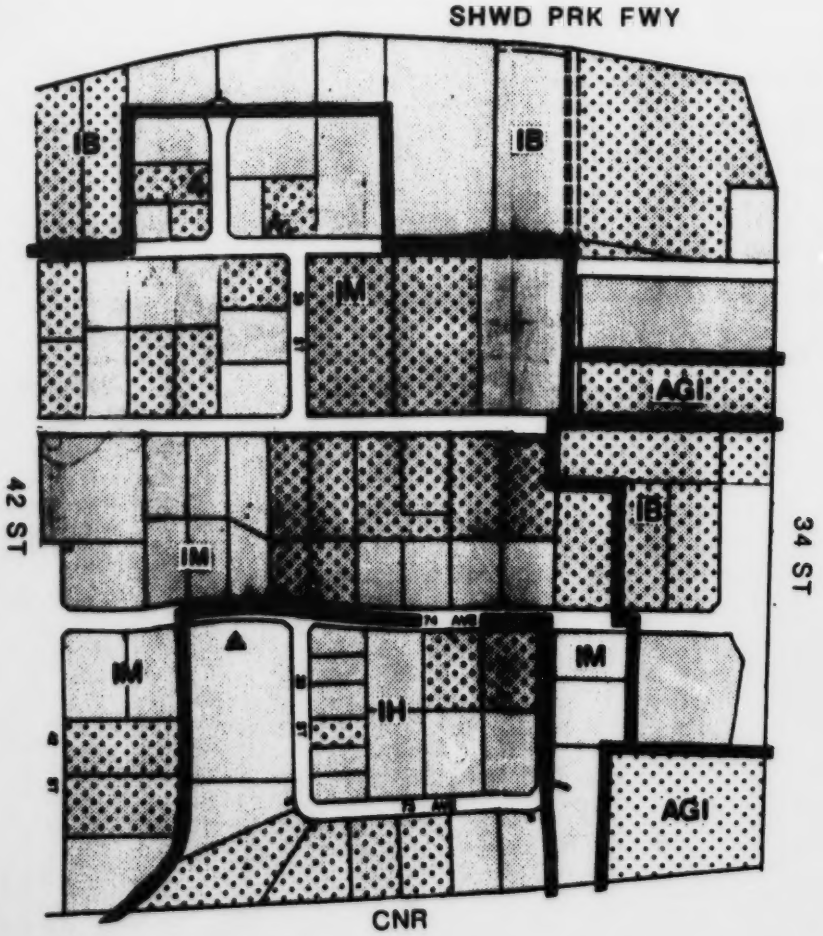
Replot Areas – Tentative and Approved

City Owned Industrial Land

Partial City Ownership

MAP 3-20

WEIR (EAST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

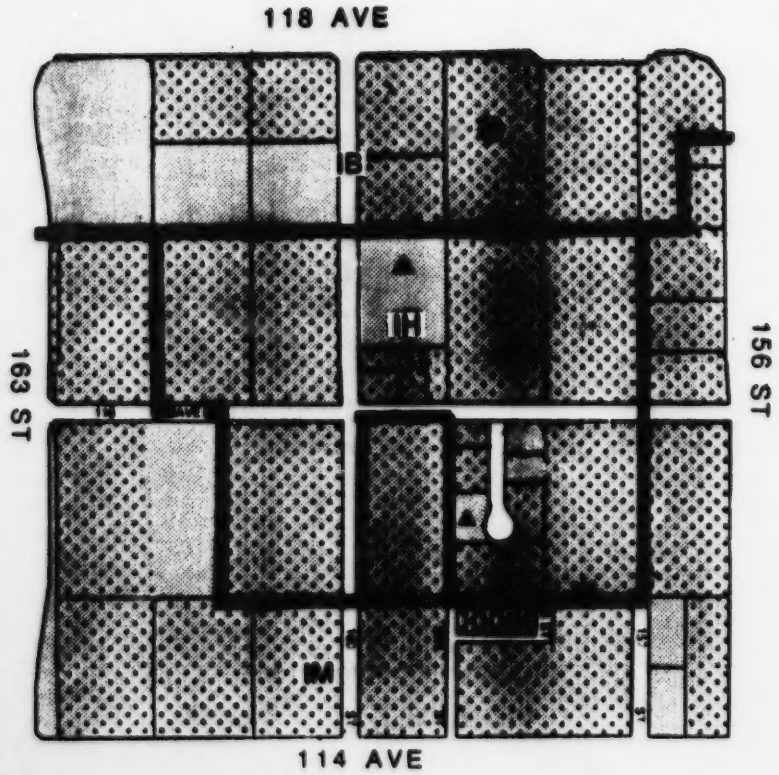
City Owned Industrial Land

MAP 4-1

NORTHWEST INDUSTRIAL OUTLINE PLAN AREA

MAP 4-2

ALBERTA PARK



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

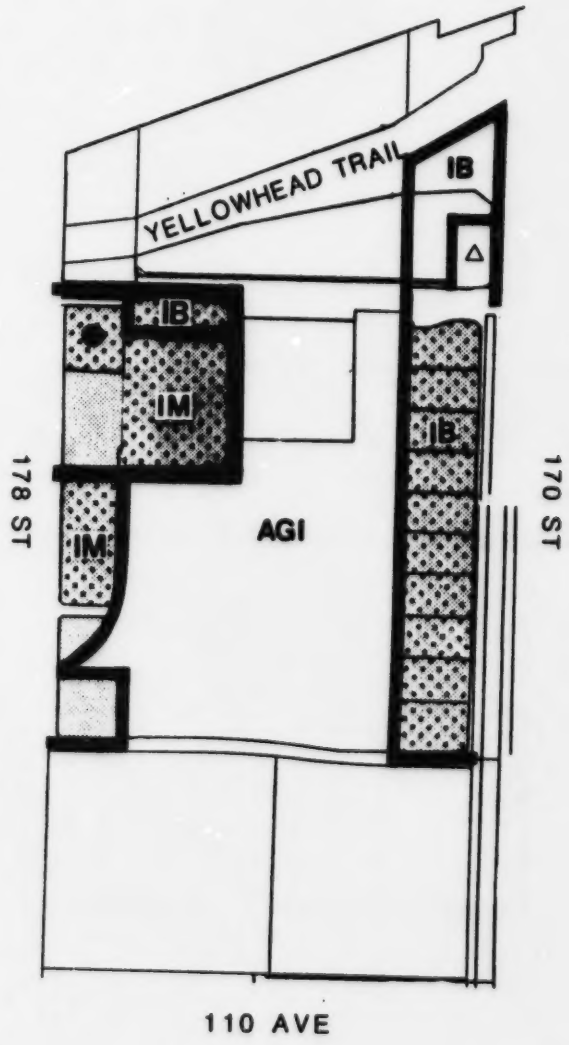
Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land

MAP 4-3

ARMSTRONG



△ Portion Owned by City

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

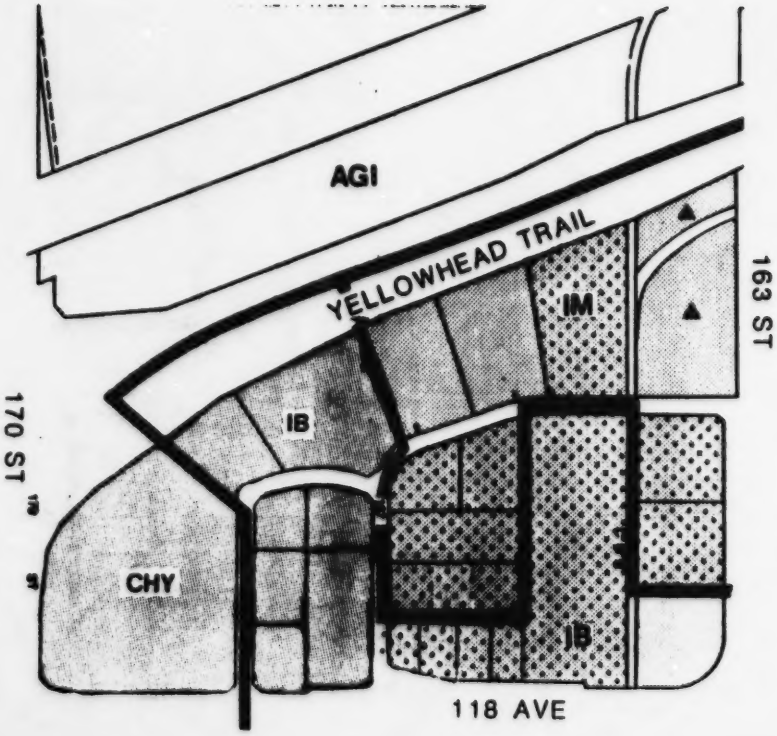
Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

MAP 4-4

CARLETON SQUARE



▲ City Owned

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

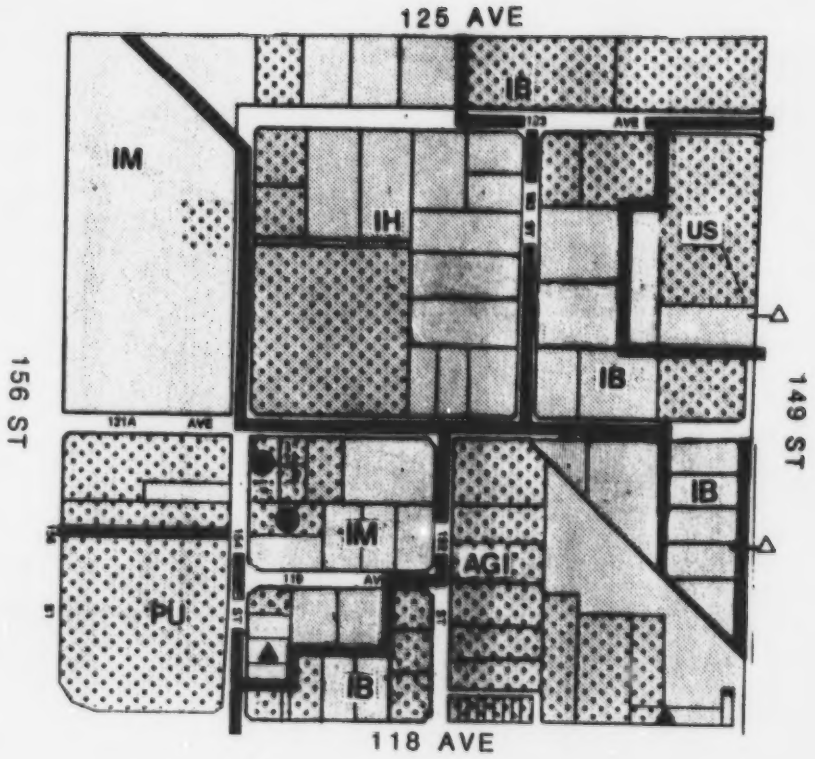
Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

MAP 4-5

DOMINION PARK (MITCHELL)



△ **Portion Owned by City**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

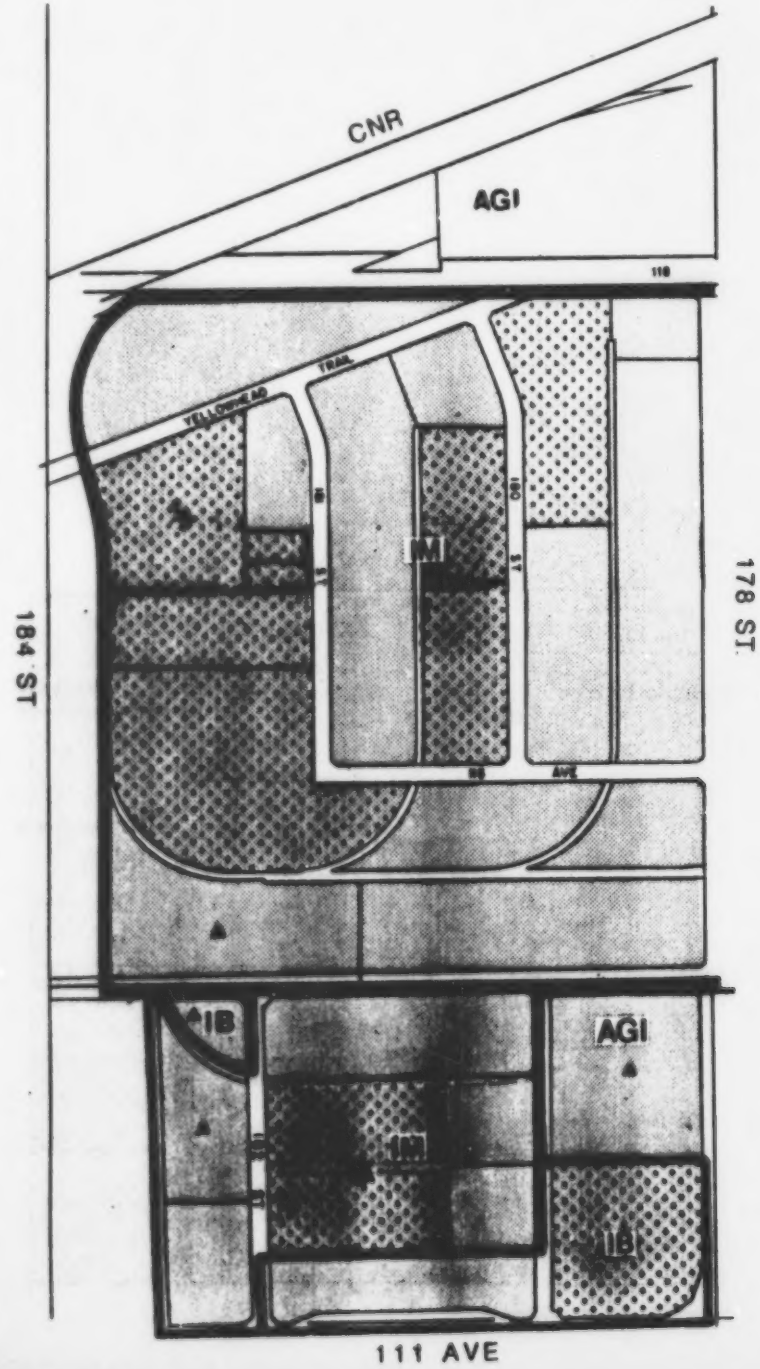
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

● Building Permits Issued During 1985

Replot Areas – Tentative and Approved

▲ City Owned Industrial Land



MAP 4-6

EDMISTON

▲ **City Owned Industrial Land**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

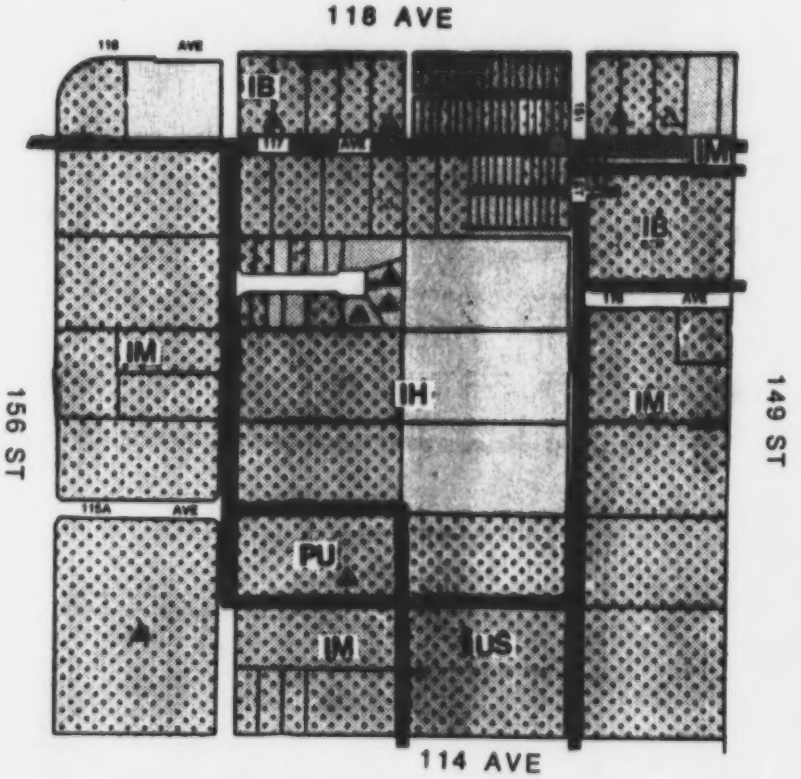
Developed (built upon) Parcels

● Building Permits Issued During **1985**

Replot Areas – Tentative and Approved

MAP 4-7

GARSIDE (BREMNER)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

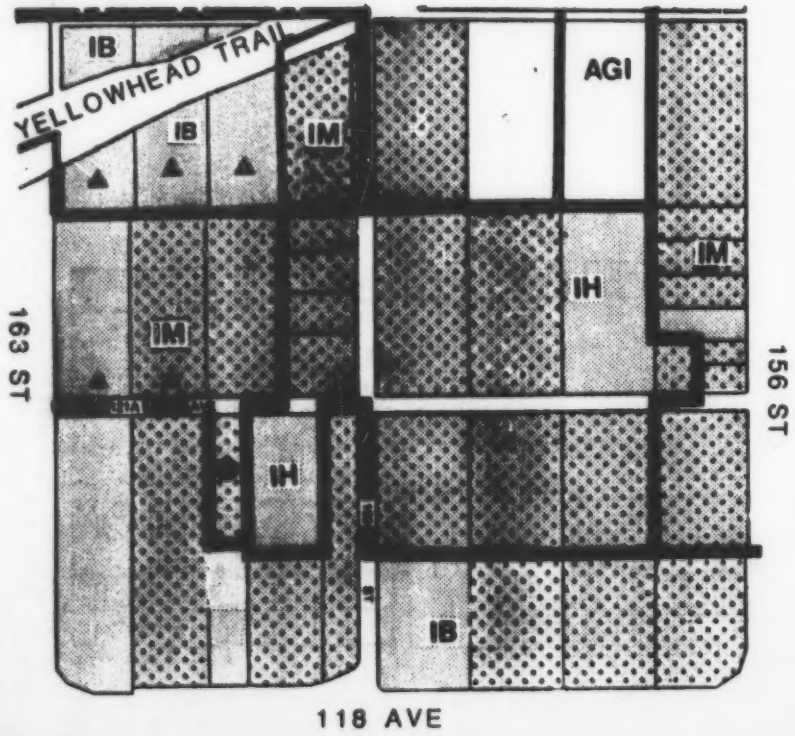
Replot Areas – Tentative and Approved

City Owned Industrial Land

Partial City Ownership

MAP 4-8

HAWIN PARK



△ **Partial City Ownership**

▲ **City Owned Industrial Land**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

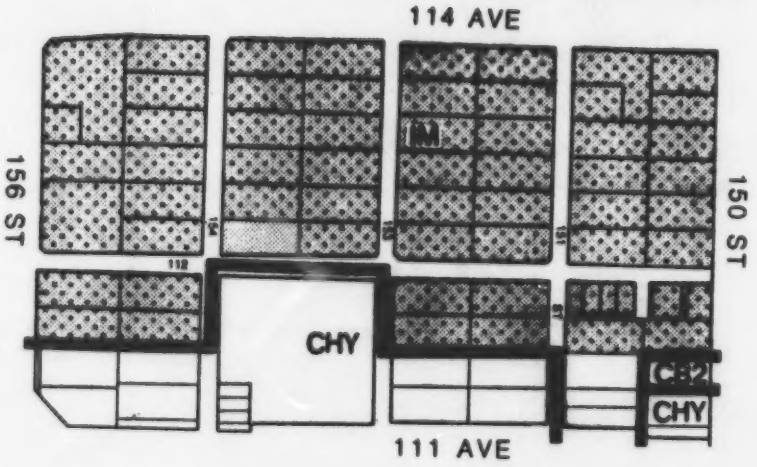
Developed (built upon) Parcels

Building Permits Issued During **1985**

Replot Areas – Tentative and Approved

MAP 4-9

HIGH PARK



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

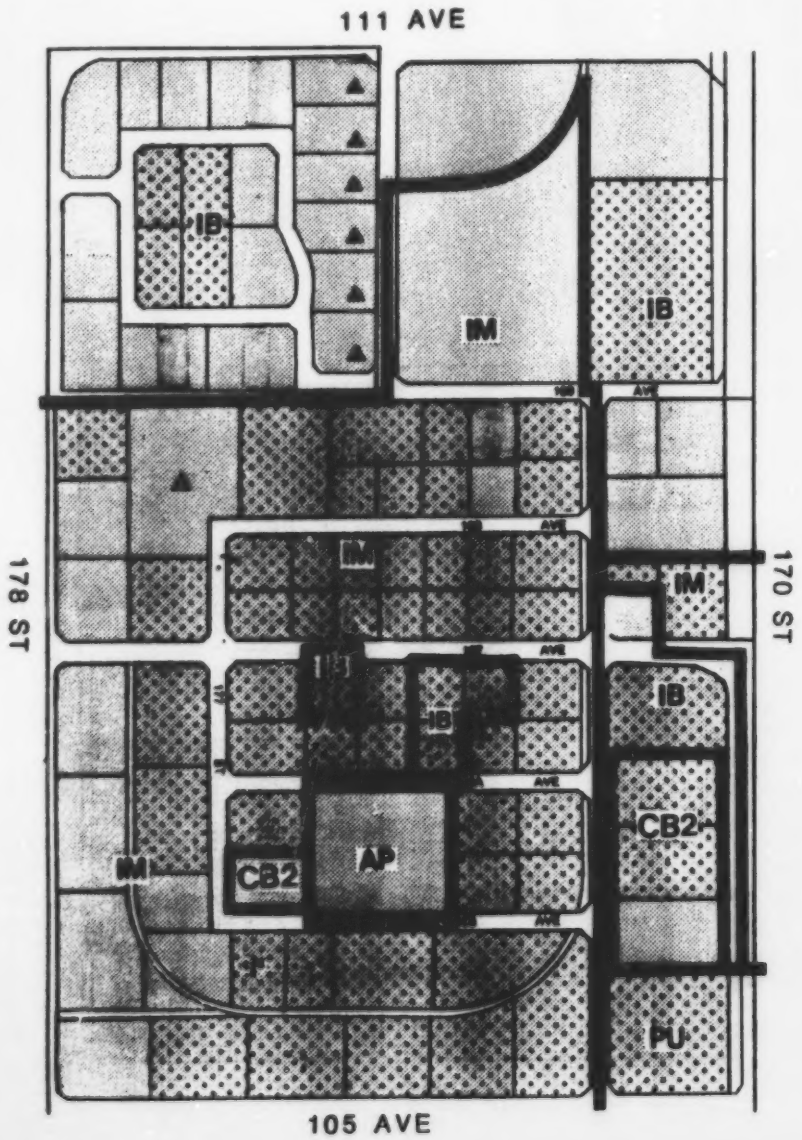
Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

MAP 4-10

McNAMARA



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

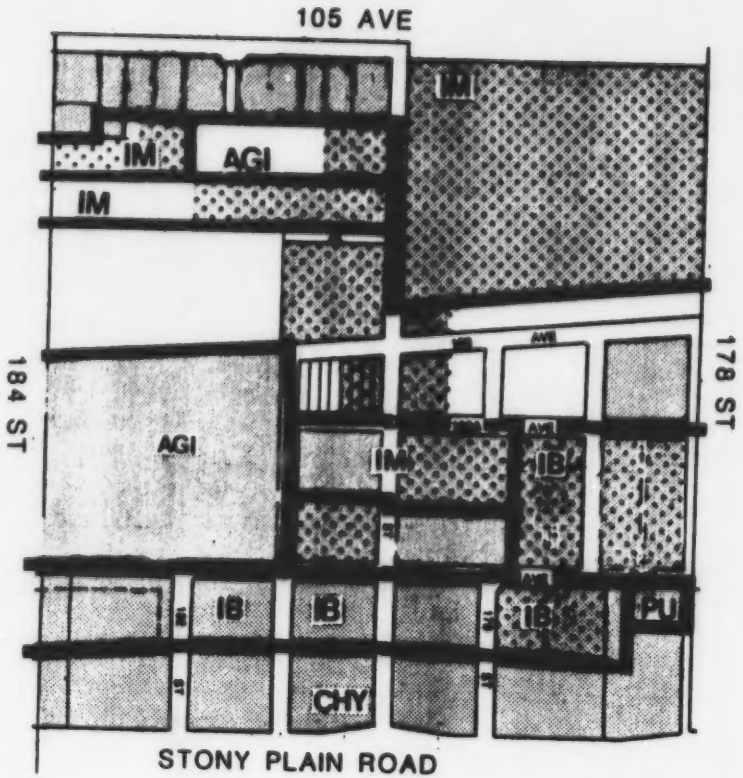
Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

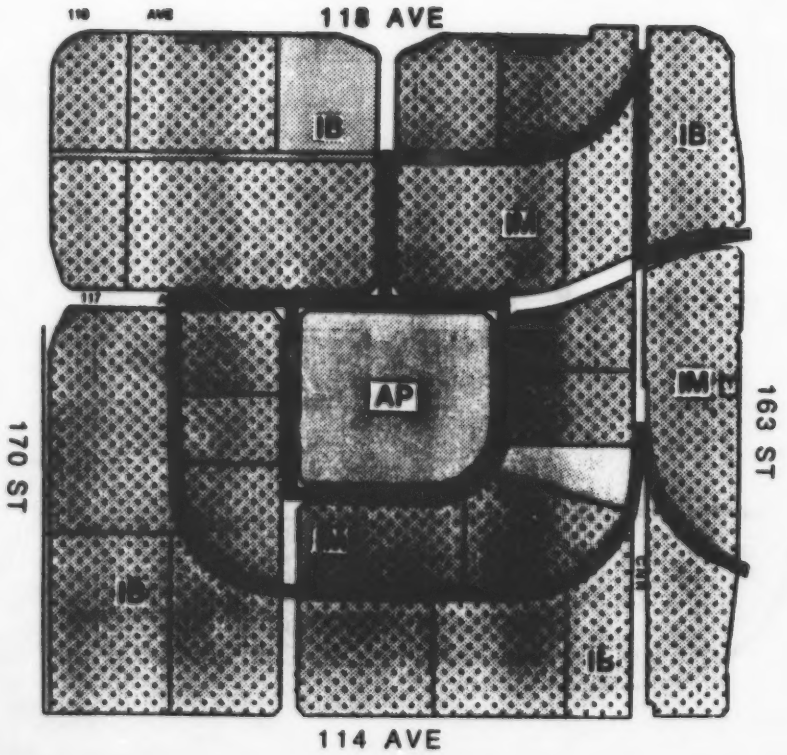
City Owned Industrial Land

MAP 4-11
MORIN



- City Owned Industrial Land
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Partial Servicing (Access to one or more but not all of the above)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- Building Permits Issued During 1984
- Replot Areas – Tentative and Approved

MAP 4-12
NORWESTER



Full Servicing (Access to sanitary and storm sewers, water, and roads)

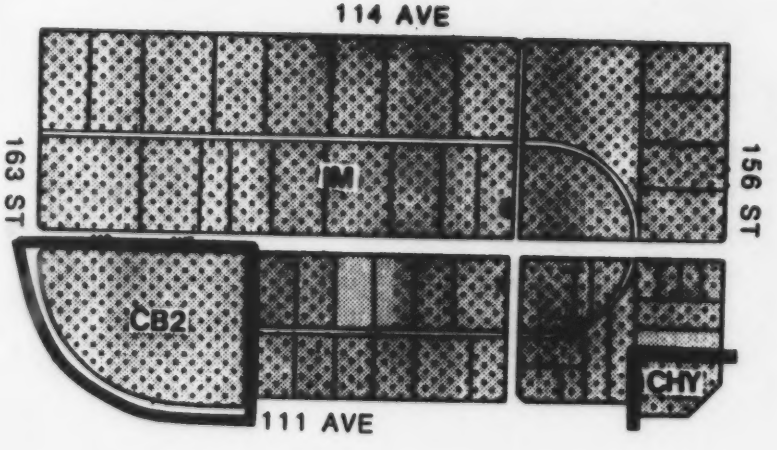
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

MAP 4-13
SHEFFIELD



Full Servicing (Access to sanitary and storm sewers, water, and roads)

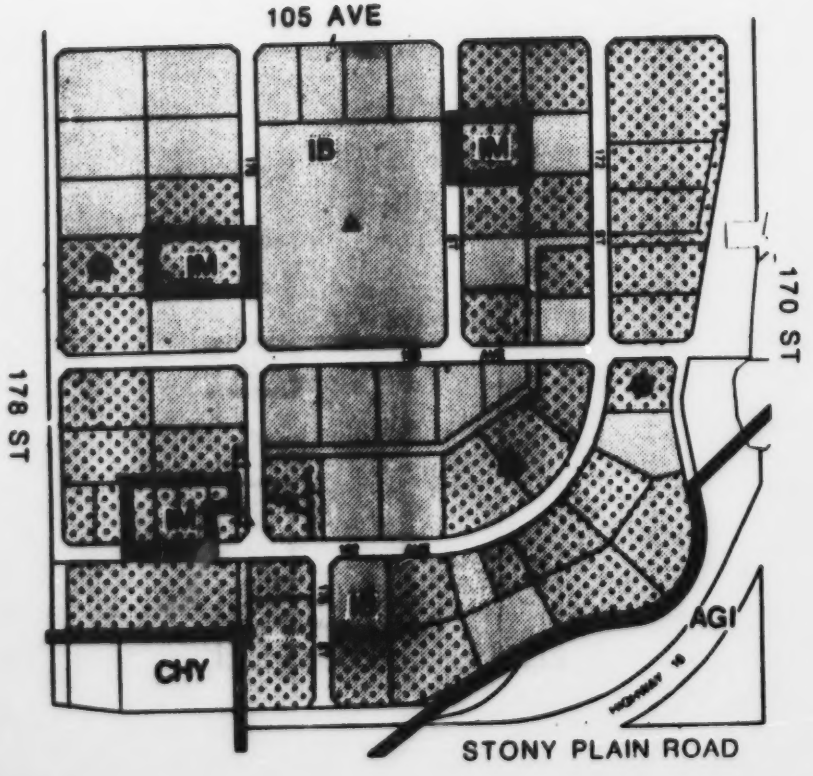
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

MAP 4-14
STONE



△ Partial City Ownership

▲ City Owned Industrial Land

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

MAP 4-15
SUNWAPTA

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

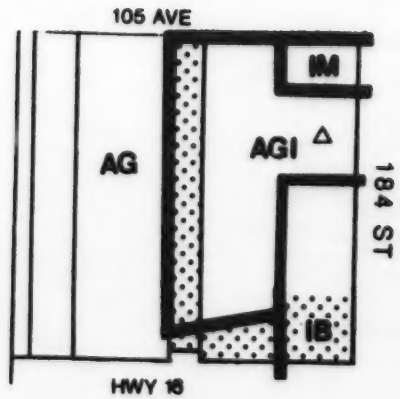
Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

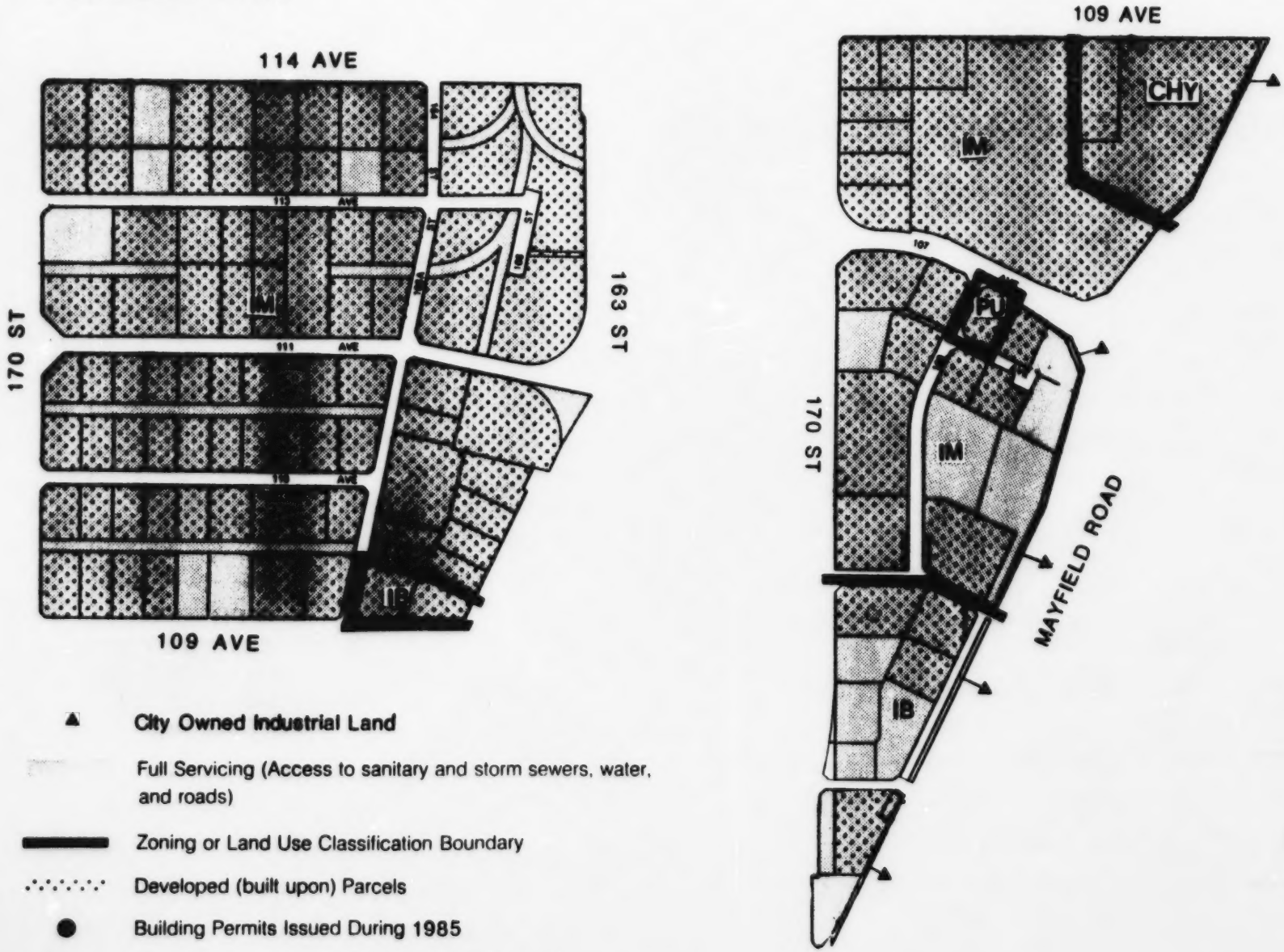
City Owned Industrial Land

Partial City Ownership



MAP 4-16

YOUNGSTOWN



▲ City Owned Industrial Land

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

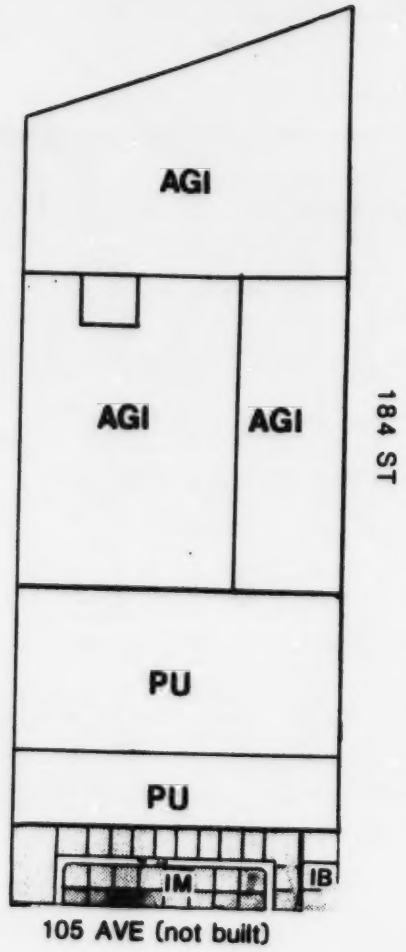
Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

MAP 4-17

WHITE INDUSTRIAL AND POUNDMAKER



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Partial Servicing (Access to one or more but not all of the above)

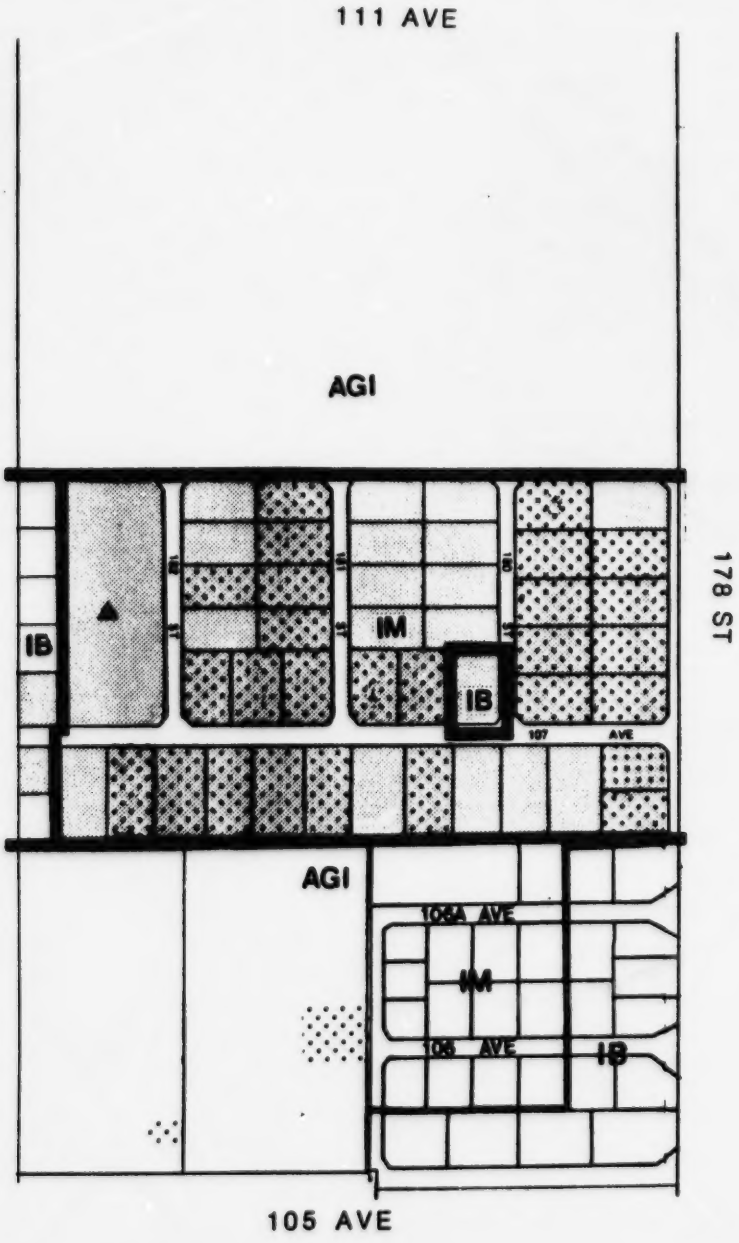
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Building Permits Issued During 1985

Replot Areas – Tentative and Approved

MAP 4-18
WILSON



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

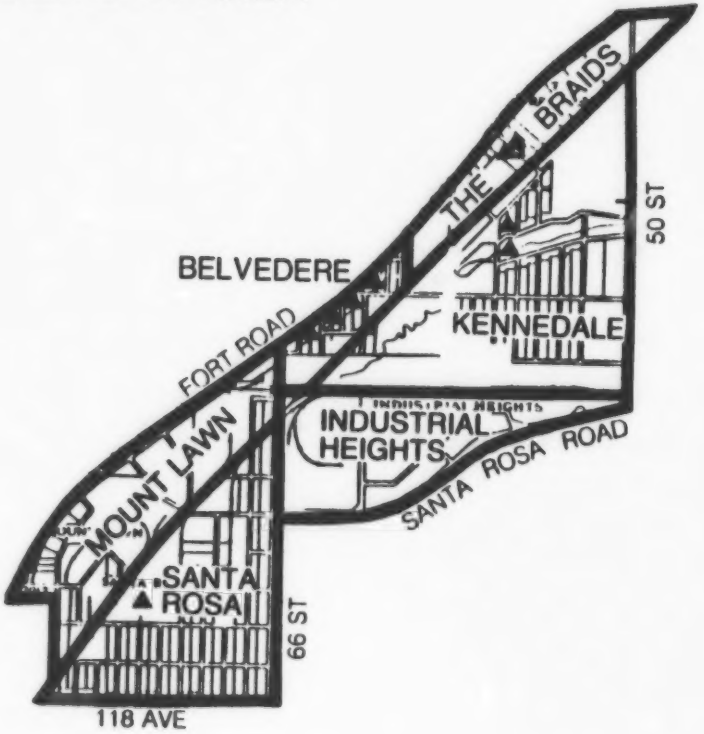
Building Permits Issued During 1985

Replot Areas – Tentative and Approved

City Owned Industrial Land

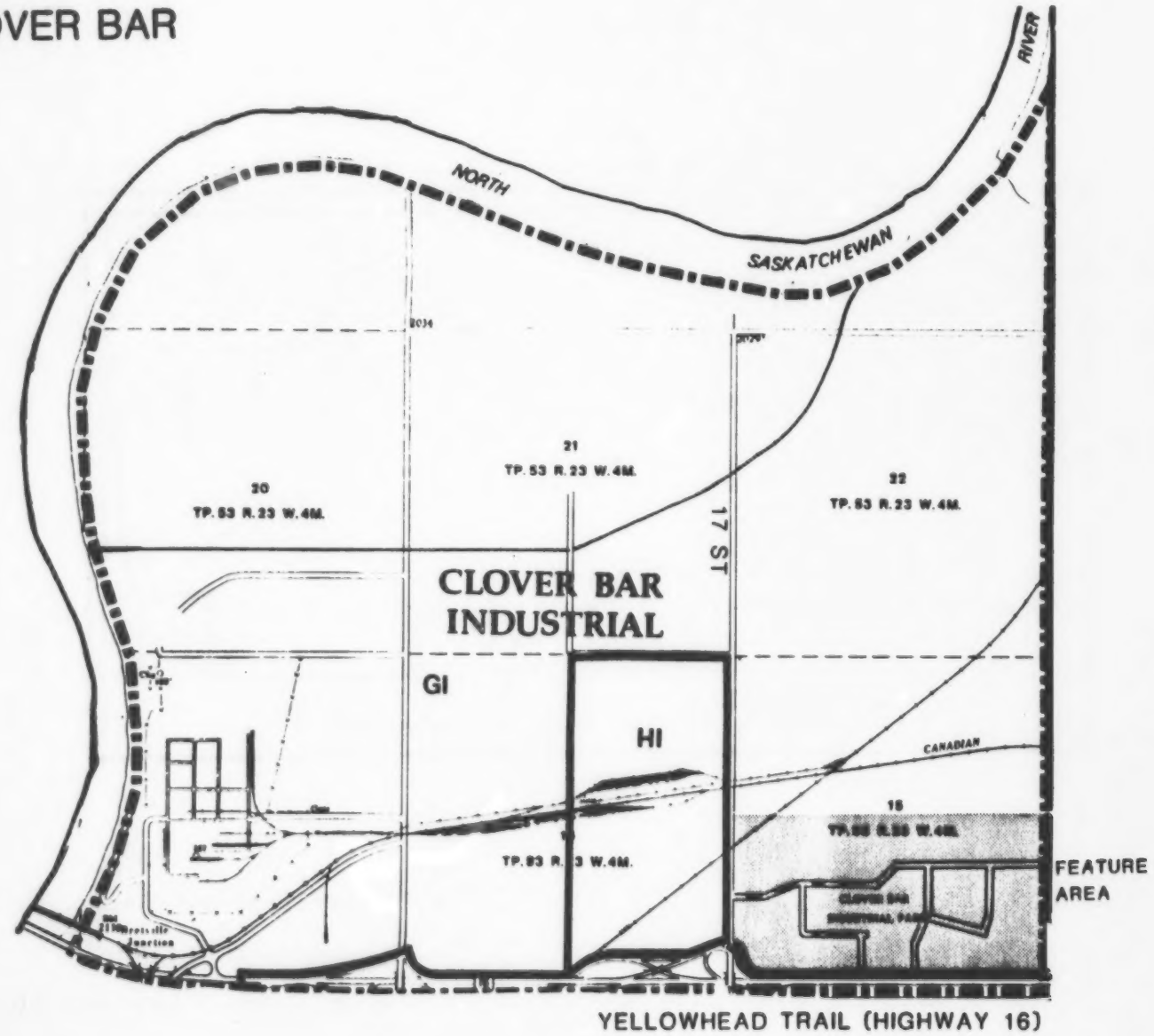
MAP 5-1

NORTHEAST INDUSTRIAL PLAN AREA



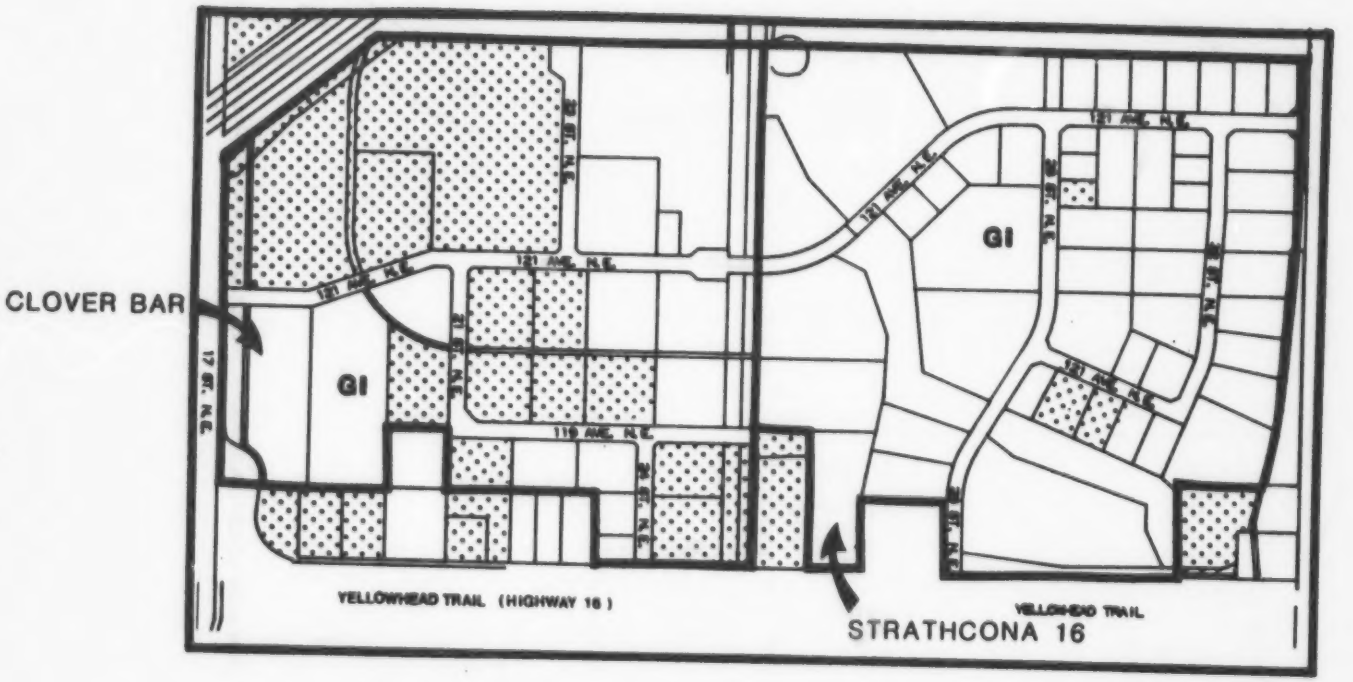
MAP 6-1

CLOVER BAR



MAP 6-2

CLOVER BAR AND STRATHCONA 16



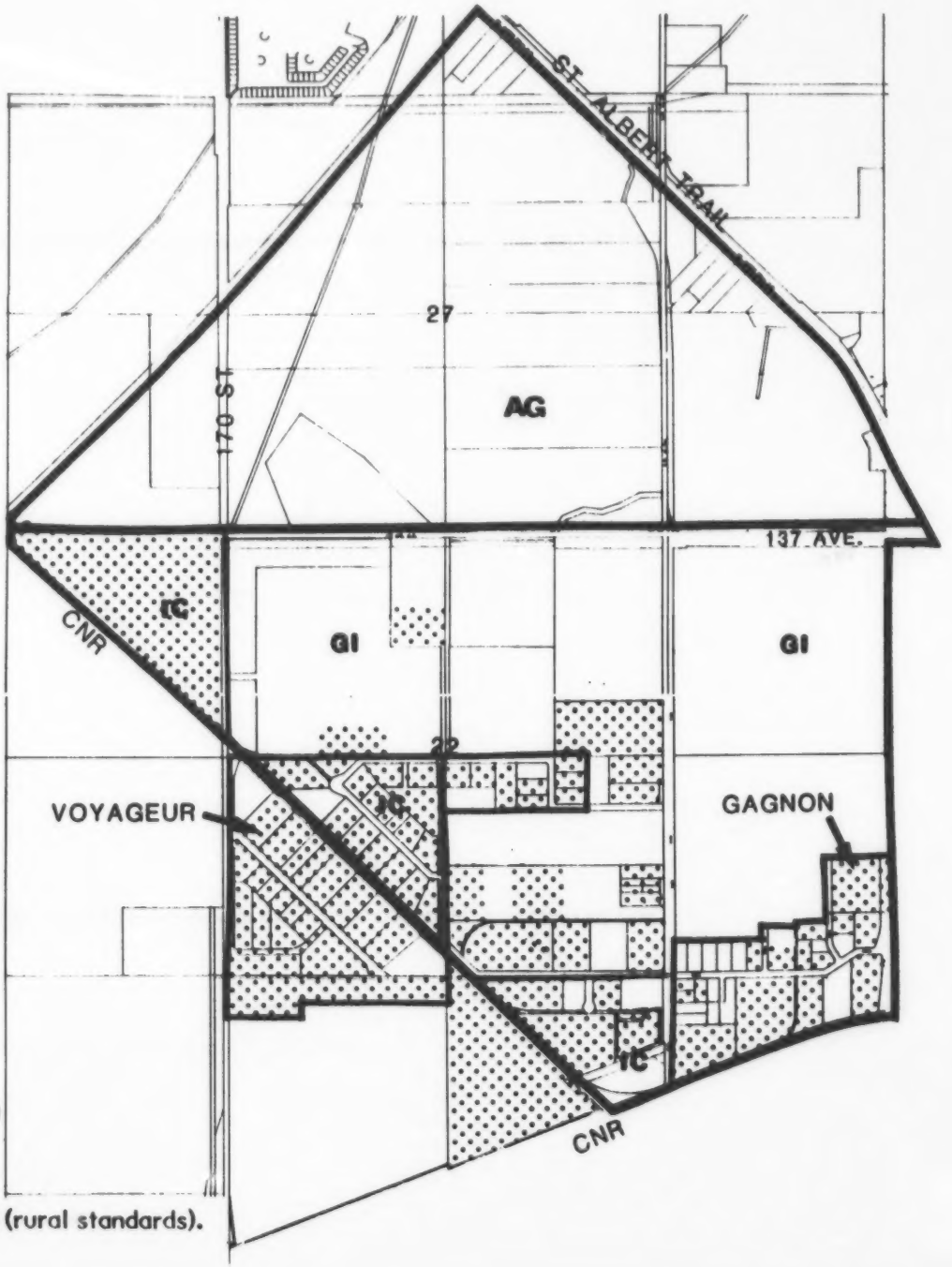
Developed (built upon) Parcels

GI (General Industrial District)

The subdivisions are fully serviced (city standards).

MAP 7-1

MISTATIM



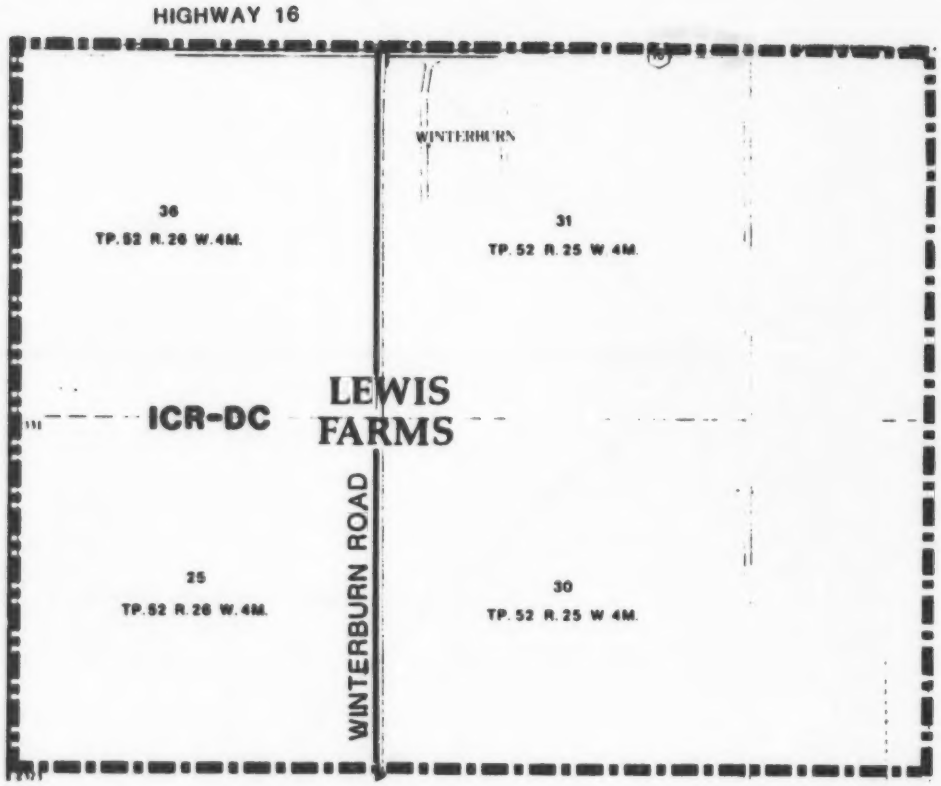
Developed (built upon) Parcels

IC (Industrial, Commercial District)

GI (General Industrial District)

The named subdivisions are serviced (rural standards).

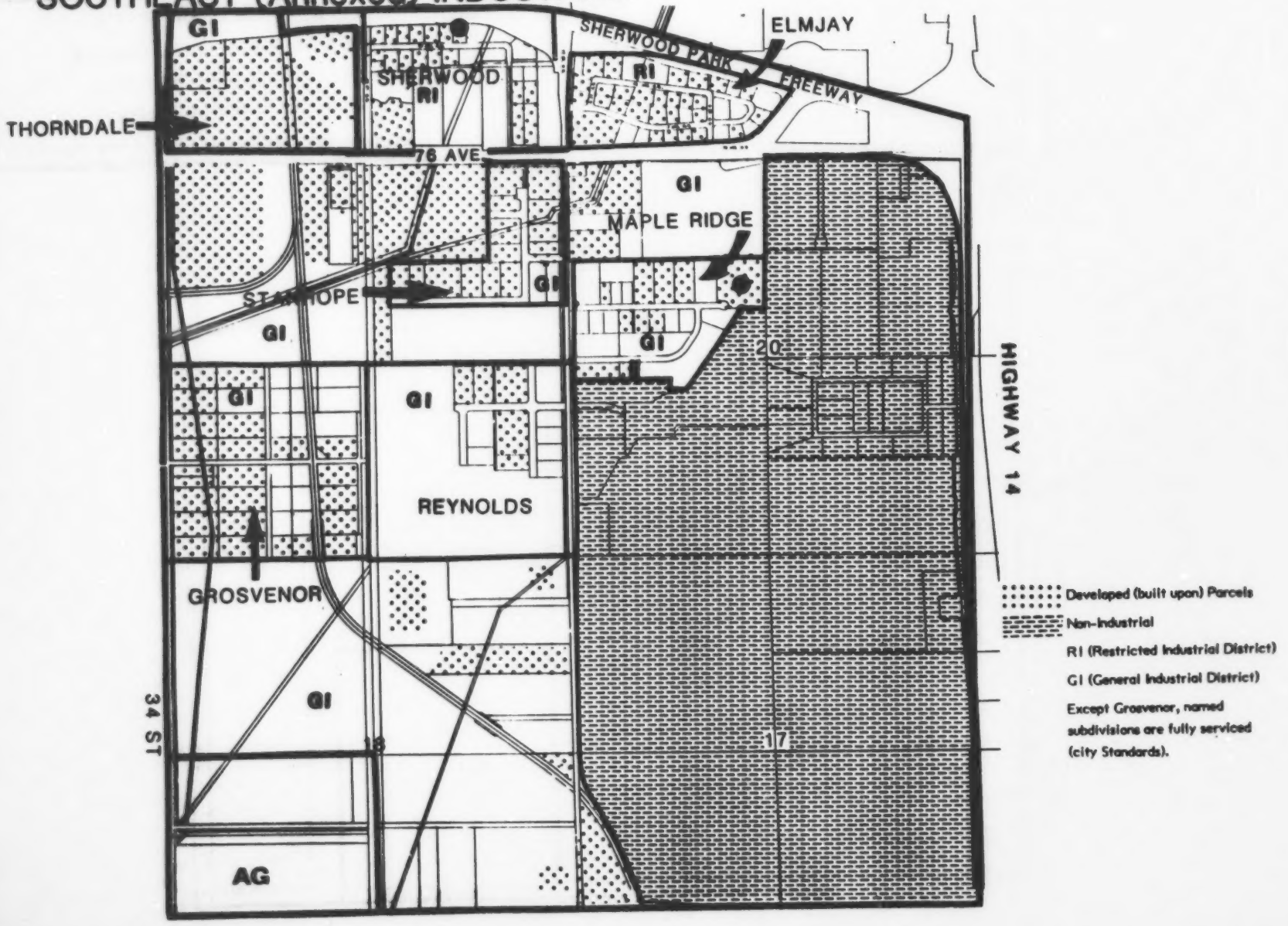
MAP 8-1
LEWIS FARMS



ICR-DC (Industrial, Commercial Reserve - Direct Control District)

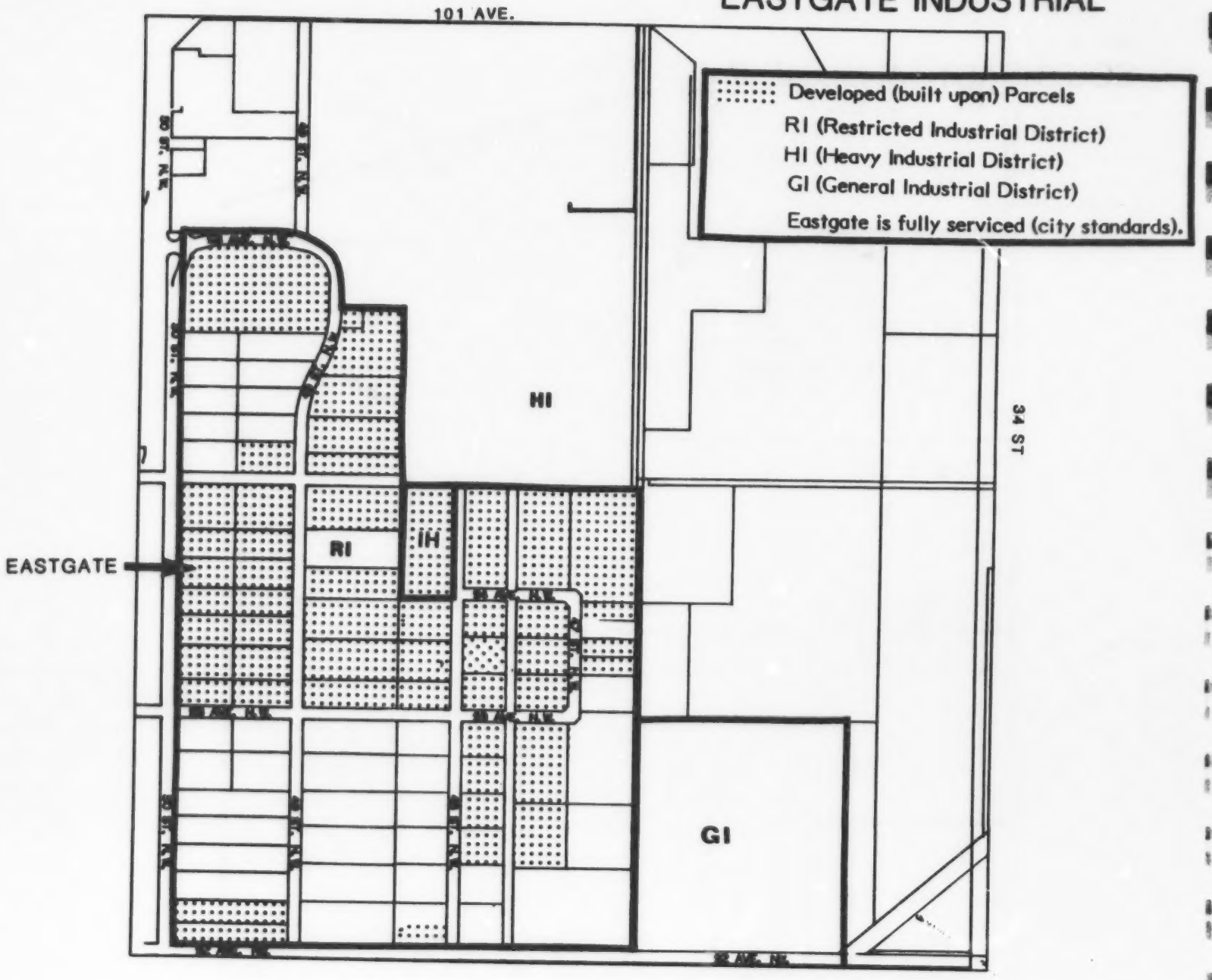
MAP 9-1

SOUTHEAST (Annexed) INDUSTRIAL



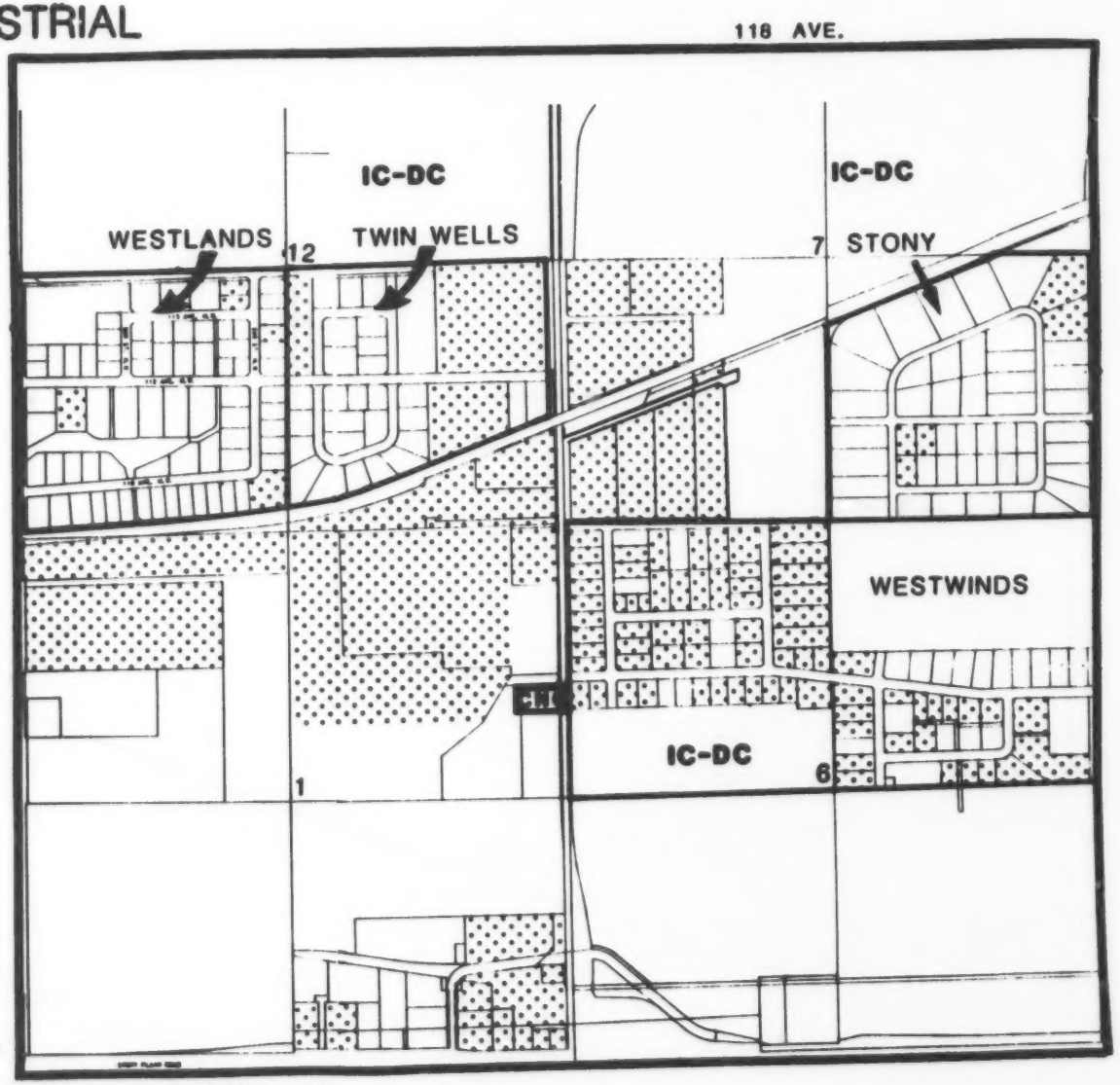
MAP 9-2

EASTGATE INDUSTRIAL



MAP 10-1

WINTERBURN INDUSTRIAL



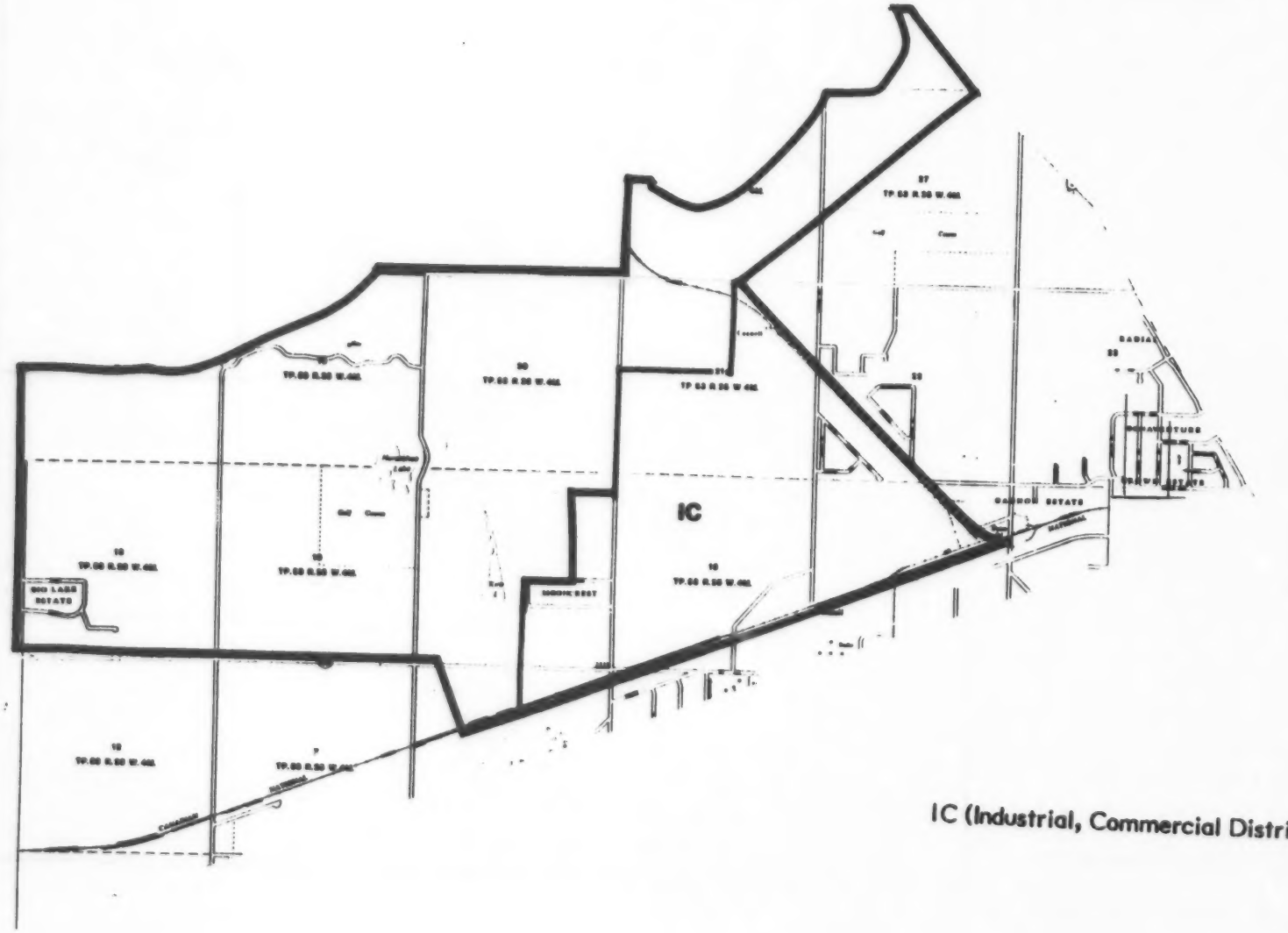
Developed (built upon) Parcels

IC-DC (Industrial, Commercial - Direct Control District)

The named subdivisions are serviced (rural standards).

MAP 11-1

YELLOWHEAD (West)



IC (Industrial, Commercial District)